

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
August 13, 2024**

**Attendance**

Burr, Rob	E	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	P	Hartig, Jason	P	Quirk, Andrew	P
Cytowicz, Will	P	Jones, Jim	P	Sarnowski, Karen	E
Decina, Dennis	P	Lizotte, Travis	P	Smith, Don	P
Ezratty, Steven	E	Manzo, Rene	P	Tonnessen, Linda	P
Giannantonio, Anthony	P	Morrison, Debra	P		
Gianniotis, Terry	P	Nicosia, Jessica	P	Open 1	

P = Present E = Excused A = Absent R\* = Remote – non-voting/quorum

Attorney Present – James Romer Y/N

**Public Session:** no attendees

With a quorum present, the meeting was called to order at 6:40pm by Doug Grayson.

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**A motion was made to approve the July Regular Meeting and Executive Session Minutes at 6:40pm by Margie Culhane, seconded by Karen Sarnowski.**

**In Favor 12 Opposed 0 Abstentions 0**

**Treasurer's Report:**

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**A motion was made at 6:41pm to approve the July Financials as circulated by Jess Nicosia, seconded by Karen Sarnowski.**

**In Favor 12 Opposed 0 Abstentions 0**

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Parklands is significantly over budget this year. We have identified \$20,882.13 in charges related to the Memorial Day storm that took down a lot of trees on Race Track/Lake Shore/Point Breeze/Landing Road. Parklands can assume that we will move this to the sinking fund at the end of the year, leaving them with a remaining in-year budget of about \$10K as of July 31.

UGLPOA's account at Columbia Bank was compromised by fraud this month. Columbia caught the suspicious activity right away and froze the account immediately. We subsequently closed the compromised account, opened a new one and transferred the money.

Travis arranged for an account to be opened at the gas station near the Old School Pub. We are putting together a list of parklands/barge/security volunteers and

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employees that are able to use the charge account. All receipts for any purchases will be provided to the office before we pay the invoice from the gas station.

**Membership Secretary Report:**

	July	July	
Membership Numbers:	2024	2023	Diff
POA Members	776	758	18
Double dock	7	10	
Total POA	783	768	
Tenants (Renters)	14	14	
Specials (Stevens' Estate)	7	8	
Total Tenants & Specials	21	22	
Total POA, TEN, SPC	804	790	14
Total Easement	1486	1494	-8

**Correspondence:**

1. Question: when do we close on the property across from the pavilion? Official date will be in July.
2. The permit was approved for the fireworks.
3. Catherine DeMarco, 21 Laramie Trail, expressed her concerns about lily pads and infill in Laramie Cove.

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**A motion was made at 6:59 to enter Executive Session by Anthony Giannantonio, seconded by Laura Nietzer.**

**In Favor 13   Abstentions 0   Opposed 0**  
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**A motion was made at 8:18pm to exit Executive Session by Terry Gianniotis, seconded by Anthony Giannantonio.**

**In Favor 18   Abstentions 0   Opposed 0**  
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**Committee Reports:**

- A) Activities: No chair, no report  
B) Beach: Linda Tonnessen no report  
C) Boathouse: Travis Lizotte no report

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D) Clubhouse: Anthony Giannantonio no report

E) Dam: Andrew Quirk no report

F) Bylaws, Rules & Regs: Laura Nietzer

Sharing the following links to the UGLPOA Governing Documents on the UGLPOA Website. All board members should be familiar with these documents:

The page where all docs are located: <https://uglpoa.org/rules-regulations/>

Mirror Holding Company Deed: <https://uglpoa.org/wp-content/uploads/2020/06/mirror-holding-to-UGLPOA-deed.pdf>

ByLaws: <https://uglpoa.org/by-laws/>

Rules and Regulations: <https://uglpoa.org/wp-content/uploads/2024/02/CURRENT-Rules-and-Regulations-1.2024.pdf>

G) Docks: Karen Sarnowski

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**A motion was made at 9:15pm by Will Cytowicz, seconded by Dennis Decina, to approve a 6ft additional floating section to the dock on Point Breeze Drive as requested by the Dock Committee**

**In Favor 15   Abstentions 0   Opposed 0**

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**A motion was made at 9:17pm by Will Cytowicz, seconded by Laura Nietzer, to shift a dock on Lakeshore near Warwick Turnpike out an additional 4 feet and add a ramp for access due to shallow water as requested by the Dock Committee.**

**In Favor 15   Abstentions 0   Opposed 0**

H) Dredging:

Princeton Hydro submitted a Sediment Sampling and Analysis Plan (SSAP) to the NJDEP. The State approved the SSAP on 7/22/24. Our next steps are obtaining the core samples and getting them analyzed.

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**A motion was made at 9:45pm to approve Princeton Hydro to conduct soil core sampling in accordance with its Sediment Sampling and Analysis Plan in the amount of \$17,175, by Will Cytowicz, seconded by Andrew Quirk.**

**In Favor 13   Abstentions 0   Opposed 0**

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I) Easement: Will Cytowicz

The committee prepared a list of topics generated from the June special public meeting for follow-up at the 2024 public Easement meeting.

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

Fleurosense recordings of pigment from Harmful Algae Blooms have continued.

On July 15<sup>th</sup> our newly outlined protocol for a Hazardous Waste Spill was put to the test when our Office Administrator noticed oil leaking from an engine that had been secured to a kayak. The Fire Marshall deemed our efforts to have been successful thanks to the immediate and skilled work by volunteers Randy and Phil.

A second oil spill occurred a week later, and this time Jim Jones spent two hours away from his regular work to combat the spill. Both spills were at docks on Upper Greenwood Road.

I met with the Township Administrator to discuss the letter received by UGLPOA from the Alaimo Group concerning the proposed repairs to the culvert between Upper Mount Laurel and Mount Laurel Lakes on Warwick Turnpike. The application has not been received at the four departments that I checked: Planning, Building, Engineering or Health. A call to the Alaimo Group was not returned. However, we did receive good news from the WM Engineering Dept. It is expected that traffic will continue along Warwick Turnpike during construction instead of being diverted around the lake on Lakeshore N and S.

“Due to the weight restriction on Clinton Road and the narrow/windy roads around Upper Greenwood Lake, the County has decided to utilize stage construction. They will construct a temporary signal for alternating one way traffic over a temporary bridge on Warwick Turnpike.” They are currently reviewing the draft NJDEP permit application. Hoping to submit it in August. Construction is anticipated to be in 2025 or 2026.

New “No Fishing” and “No Trespassing” signs were purchased and will be placed on the bridge leading to the Island section due to continued complaints from residents about trespassing.

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Thanks to Karen Sarnowski, we now have contacts at Rutgers University and a zoom call is planned this week for initial discussion about rain gardens at various locations around the lake.

L) Insurance: Debra Morrison no report

M) IT: Steve Ezratty no report

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr

P) Parklands: Jim Jones

Bulkheads: Andrew Quirk

Met with a new resident at 365 Lakeshore and she was provided with a copy of the application. A jet ski dock abandoned on Parklands at 105 Lakeshore has been removed and given to Security for use with the newly acquired jet ski. Work at two other properties on Lakeshore has concluded.

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**A motion was made at 9:31pm to hire Barbaris Builders to remove rotted railroad ties at 119 Lakeshore for \$2,600 by Andrew Quirk, seconded by Anthony Giannantonio.**

**In Favor 14   Abstentions 0   Opposed 0**

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Encroachments: Will Cytowicz

Q) Publicity & Public Relations: no chair, no report

R) Security: Laura Nietzer

The Security Jet Ski has been registered and is being used to patrol the lake in addition to the security boat. We are looking for a trailer for the jet ski. The West Milford Police has been out on the lake 3 times thus far this summer with additional patrols scheduled.

S) Stumps: Jim Jones no report

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T) Weeds: Rene Manzo

The lake was treated for algae bloom with good effect. In the past, the lake levels deteriorated from a Tuesday to a Sunday, which was then treated on the following Monday.

Larry comes every two weeks, and the interval is covered by Andrew or me. Andrew has been doing most of the monitoring this year, and it was his alert that prompted further water evaluation and eventual algae treatment.

If the algae levels become too elevated, you can't treat since you might release toxin from the dying algae in large quantities.

Larry plans to treat the lily pads leading to Pioneer Canal and the periphery of Laramie Cove. Increase in lily pads in Dover cove and Pioneer canal to be treated also.

U) West Milford Lakes Association: Andrew Quirk, representative

Mark Moya of the Health Department explained that the restructuring of the Department is continuing. WM is part of 5 towns the PCHD will now cover. It has a full-time staff of 4 Registered Environmental Health Specialists (REHS) and is seeking to hire more. They staff the WM office 3 times a week and cover all areas from beaches to septic issues. Mark Mora is the contact person : [MarkMora@PassaicCountyNJ.org](mailto:MarkMora@PassaicCountyNJ.org)

A complaint about a resident dumping grey water into a storm drain was forwarded to Mark Mora. He also confirmed that it is illegal to empty the contents of swimming pools into the lake or storm drains. The Board should discuss adopting a rule to prevent this practice.

Township has not decided how to proceed with septic tank pumping violations or failure to pump every three years, so we are unable to do much. They have identified the properties where no records exist, but he suggested a lot of those may be where the pumping company failed to give the resident the proof of pumping paperwork.

Highcrest Lake performed a cull of Canada Geese but are seeing the same numbers return in 2 to 4 years.

**On behalf of the UGL community, the Board would like to express its thanks to  
Phil Barbaris for repairing the flagpole and flag on the small island.**

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**A motion to adjourn was made at 10:21pm by Anthony Giannantonio.  
Approved by acclamation.**  
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Respectfully submitted,  
Margie Culhane, Secretary

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