

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
August 12, 2025

Attendance

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

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

Attorney Present – James Romer Y/N

Public Session:

Sharon Defranco, 86 Witte Road - 1) Question about weeds and lily pads. Rene described what is being done. 2) Question what is the status of dredging. Will responded that we are on course for a 24" drawdown this year to perform work outside of dredging planned for November - March. More complex dredging planned for 2026-2027. 3) Comment that the Island Cove buoy seems to be in a different place. Comment that people parking in the entrances and centers of coves.

With a quorum present, the meeting was called to order at 6:32pm by Doug Grayson.

A motion was made to approve the July Regular Meeting Minutes and Executive Session Minutes at 6:41pm by Margie Culhane, seconded by Rob Burr.

In Favor 12 Opposed 0 Abstentions 2

A motion was made to approve the July Financials at 6:45pm by Margie Culhane, seconded by Anthony Giannantonio.

In Favor 14 Opposed 0 Abstentions 0

Correspondence:

Weeds complaints received by the following:

1. 113 Lakeshore, Beverly Armino
2. 137 Lakeshore, Monica Bohorquez
3. 684 Lakeshore, Stefan Pildes
4. 8 Milton Ct., Lu Boxing
5. 221 Point Breeze, no name left

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83 Lakeshore, John McDonald – expert in environmental planning – referred to Andrew.

350 Warwick Turnpike (old Pioneer) - public hearing on July 24th for a variance to add a second story.

Treasurer's Report:

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. Parklands was informed that we will move this to the sinking fund at the end of the year.

UGLPOA's account at Columbia Bank was compromised by fraud. 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.

We are putting together a list of parklands/barge/security volunteers and employees who are able to use the new account opened at the gas station near Old School Pub.

Membership Secretary Report:

	July	July	
Membership Numbers:	2025	2024	Diff
POA Members	755	776	-21
Double dock	8	7	
Total POA	763	783	
Tenants (Renters)	14	14	

	July	July	
	2025	2024	Diff
Specials (Stevens' Estate)	8	7	
Total Tenants & Specials	22	21	
Total POA, TEN, SPC	785	804	-19
Total Easement	1469	1486	-17

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Old Business:

1. Document scanning and shredding has been paused for the summer and will resume in the fall when the office is not as busy. Scanning will put everything from a file into one document with the original file name.
2. Friday Night Social – lots of ideas have been generated for multiple events.
3. Bylaws revisions:

A motion was made to accept the proposed revision for Parklands/Dam Rules and Regulations at 7:52pm by Laura Nietzer, seconded by Dennis Decina.

In Favor 15 Opposed 0 Abstentions 0

Jim Romer arrived at 7:54pm.

Discussion – it is becoming difficult to impossible to get multiple bids for projects over \$2000 and over to meet the UGLPOA requirement for at least two bids. Recent projects have been delayed due the \$2000 limit being too low now for some of the regular contracts the UGLPOA undertakes in the course of business.

A motion was made by Laura Nietzer, seconded by Andrew Quirk at 8:09pm to relax the requirement that all expenditures over \$2,000 shall require a written bid by at least two suppliers by changing the amount for two bids to \$5,000. This provision is valid until the revised Bylaws are ratified in a vote by 2/3 of the POA members.

In Favor 14 Opposed 1 Abstentions 0

A motion was made at 8:13pm by Will Cytowicz, seconded by Rob Burr to submit a lake lowering application to the NJDEP for a depth of 24" and with a tentative start date of October 1, 2025. All public notification will be given in anticipation of this intent to guide the community on the rules that will keep order to any work being done during the drawdown period.

In Favor 14 Opposed 1 Abstentions 0

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A motion was made at 8:19pm to move to Executive Session by Anthony Giannantonio, seconded by Karen Sarnowski.

In Favor 15 Opposed 0 Abstentions 0

A motion was made at 9:53pm to exit Executive Session by Rob Burr, seconded by Michele Denistran.

In Favor 15 Opposed 0 Abstentions 0

A motion was made at 9:29pm by Will Cytowicz, seconded by Rob Burr, that due to the sediment suspension resulting from the May 31, 2025 pond cleaning in Pioneer Bay affecting access to the lake for homeowner Jim Somers, 22 Spruce Point Trail, the Board resolves to reimburse the cost of his 2025 POA membership. This will be funded by the Dredging fund.

In Favor 15 Opposed 0 Abstentions 0

A motion was made at 9:37pm by Rene Manzo, seconded by Rob Burr to hire Tigris to do shoreline remediation at 22 Spruce Point Trail for \$8796.56, and to waive the requirement of a 2nd bid due to the specialty nature of the project.

In Favor 14 Opposed 0 Abstentions 1

A motion was made at 10:04pm by Anthony Giannantonio, seconded by Will Cytowicz, to hire Sisco services to do site work on the corner lot at Lakeshore Drive and Longhouse Road not to exceed \$14,000.

In Favor 15 Opposed 0 Abstentions 0

Committee Reports:

A) Activities: Linda Tonnessen, acting chair no report

B) Beach: Linda Tonnessen

Beach fence repair estimates will be presented at the September meeting.

C) Boathouse: Travis Lizotte no report

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D) Clubhouse: Anthony Giannantonio and Don Smith

The committee will be meeting to go over the security system and create standards for a replacement system.

E) Dam: Andrew Quirk

Vegetation was removed from the upstream slope.

Drawdown permit is being applied for and the public notified.

F) Bylaws, Rules & Regs: Laura Nietzer

Proposed revisions and additions to the Parklands section of the Rules and Regs were discussed. See motion and vote on page 3.

G) Docks: Karen Sarnowski

July was a very busy dock month. By the numbers:

Assigned-3

Moved-2

Inspected newly installed-2

In Process(met with, showed dock space options and selected a location and waiting for notice that dock installed and ready for inspection) – 5

Met with an Applicant at the soon to be developed Pt Breeze “Park” area on Carter Cove-1

Request to be moved to a new spot-2

Dock Wait List is at 43.

The dock owner in Firehouse Cove who was approved for a significant dock lengthening will move to another location with deeper water due to his boat draft. His original location in FC is currently empty due to the water depth issues in this cove. The other FC dock owner in that area who was also approved last year for dock lengthening is also reporting issues with her pontoon boat. These issues have been communicated to Dredging.

A sunken pedal boat in Yardville at a dock that was being reassigned was removed by Kenny and crew who were able to get it tipped out of water so it could dry out before disposal. Two docks will be moved when the barge is available.

Security photographed empty docks and docks in disrepair. Time will be needed to determine if there are owners to reach out to for making repairs or who might consider dock sharing.

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Racetrack Dr. burned home in total disrepair for 3 years across the street from where we developed dock space: Board poll result is to leave an open spot for this house in that area.

We continue to see people dumping their yardwork clippings, brush, leaves, branches, etc. on Parklands in multiple areas. Suggest a "Clean up your Dock Area Day" where we collect and dispose of the natural debris they leave curbside.

H) Dredging: Will Cytowicz

Survey status: Control Point Associates has completed their survey field work and is compiling the information to create survey maps.

Pioneer Bay: Will wait to request approval of further action until the September meeting while the committee collects additional information on raking alternatives.

Master Plan: The Master Plan is in development. The current edition has been passed on to the Committee for further discussion.

I) Easement: Will Cytowicz

Preliminary budget discussions will begin after the 8/16/25 General Election meeting.

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

An accumulation of blue green algae formed along the shoreline on Witte Cove on August 4th and Fleurosense readings were at 11. The Secchi depth readings were beginning to lower and therefore decided to call Tigris to assess the lake and take samples. Microcystins were negative again for the third time this year. Residents were asked in an email blast to remove weeds and lyngbya from around their docks, as this year more of the latter is present in the lake and in areas previously not affected. It was suggested to the Beach Committee to look into installing a fountain and AquaThruster in the area of the swim lanes so they can be used.

The board viewed a video of lake bottom impact from wake surfing boats. Discussion.

L) Insurance: Michelle Denistran

- 2025-2026 Policy is in effect;
- First installment payments were made.

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- I assume the \$25K reimbursement from the beach accident was received from the accident since no one has said anything.
- Was asked if we could extend Camp S'mores through September.
 - Spoke with the broker and there is no issue with extending the dates
 - This extension has no impact to the price of our policy.

M) IT: Steve Ezratty

Steve encouraged everyone to explore the new website and provide feedback.

- Web site deployment complete
- Mail Groups Created tested and deployed
- Forms tested and deployed
- Notification system active
- New news system created within the website tested and deployed
- Backend access for certain board members granted to the website for forms processing
- Old website designated with the new URL old.uglpoa.org. It will remain online for the next few months
- Every component upgraded to the latest version

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

Trees on Passaic parklands have been assessed and scheduled for work in the fall. There are five high-end pontoons that would have to be relocated for the work to begin, so it will be easier to wait until then rather than coordinate their removal now. The tree top at the end of Witte Cove past the church was removed last week.

Bulkheads: Andrew Quirk

Met with Don and Barbaris to discuss Dover Cove and other repair work to be done during the drawdown.

Encroachments: Will Cytowicz

Passaic Drive: A letter was sent in July to all property owners along Passaic Dr. reminding them that they are adjacent to Parklands and that encroachments along the road have been observed. A Rules & Regs section summary regarding what isn't permitted on Parklands was sent to the relevant property owners.

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Riverside Rd: An abandoned boat has been removed as of 8/1/25. Special thanks go out to Margie for personally devoting significant time and effort to make sure that the encroachment issues on Riverside Road were addressed.

495 Lakeshore Dr: (Legacy encroachment - Deck and shed on Parklands.) A notice was previously sent to the selling property owner. No response was received so a certified letter was sent to the new property owner.

3 Riverside Rd: (Dumping and storing items on Parklands.) No response to our communications about this area were received, so the Committee is surveying the dividing line between Parklands and 3 Riverside. Anything that remains on the Parklands will be removed and associated costs will be charged to the owner of 3 Riverside.

395 Lakeshore: PO has responded to our registration request and the Committee will meet with her to register the encroachment with the Association.

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

R) Security: Laura Nietzer no report

The West Milford Police have been on the lake several times thus far and are scheduled for a few times in August. They are not randomly stopping boaters without reason, but rather making sure boaters on UGL comply with the NJ Boating Laws and are acting safely on the lake. Once a boat has been stopped for a violation of NJ boating laws, the police may conduct an inspection. They have also been following up on boaters who were given warnings last year or earlier this summer to ensure that the previous violation has been addressed. They have given out summonses on each visit, and thus far, all who were cited pleaded guilty in court.

Security was called to the Clubhouse on August 10th due to an issue with a Clubhouse renter putting out signs that the clubhouse parking lot was closed for a private party. The beach was open and the beach manager let the renter know that the parking lot was also for beachgoers so they needed to remove the sign. The renter was reluctant. Security spoke with the renter and let them know that the sign had to be removed and the parking lot was open for both their partygoers and the beach patrons afterward.

On Sunday, August 10, a rowboat with an outboard engine flipped over, sending 2 people into the water. A homeowner who noticed that a boat was in distress contacted

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Security, which arrived at the scene quickly. A couple of kayakers and a small pontoon boat were on the scene assisting the boaters when security arrived. There were no injuries. Security got the boaters to land and then returned to tow the boat to the boat launch.

There have been issues with kayakers trying to get on the lake on weekends when Waywayanda is at full capacity, not understanding that our lake is private. Security has turned them away.

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo

It has been a difficult year for weeds and algae. We have had to put a hold on weed treatment as it can precipitate an algae bloom. Our weed treatment is guided by the degree of algae present. The weeds act as a bio filter and actually improve water quality and lessen the chance of an algae bloom.

We have had a lot of lyngbya in several coves and clouding near the old sugar bowl in the deli cove, which will be treated. Andrew suggests that members can use a rake to pull lyngbya ashore, let it dry, and then dispose of it. Please wear gloves when handling it to avoid skin irritation.

Using Tigris and their amphibious equipment, we were able to open up the entrance to Pioneer Canal for residents earlier this year.

U) West Milford Lakes Association: Andrew Quirk, representative
NJCOLA: No meetings during the summer

A motion to adjourn was made at 10:38pm by Anthony Giannantonio.
Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary