

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Budget and Election Meeting Minutes
August 16, 2025

Attendance

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

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

Attorney Present – Chris Miller Y/N

With a quorum present, the meeting was called to order at 10:21am by Vice President Anthony Giannantonio.

Attendance: 157

Pledge of Allegiance

Welcome Remarks by Anthony Giannantonio

Board members introduced themselves. Anthony introduced staff members Tanya Mekelberg, Office Manager, Ken Hall and Art Higgins, Security, and Kylie Klimek, Beach Manager.

Committee Reports

Activities: Today at the beach we have the hot dog roast, swim races, cross cove race, pie eating contest, lemonade stand benefiting a cancer charity. Tonight at 7pm is Music Under the Stars featuring Soul Shine Band (donations collected for Last Resort Animal Shelter).

Annual Fireworks August 23rd with rain date of August 30th.

Beach bonfire August 29th.

Mondays line dancing at the Clubhouse, \$15pp.

Centennial Committee – planning has begun for our lake's 100th anniversary and the committee is looking for volunteers. Andrew Quirk has written a book on the history of

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UGL which is available for purchase in the office. All proceeds go towards the Centennial Committee's activities.

Beach: Kylie reports that it has been a busy and awesome year at the beach.

Clubhouse: Anthony reports that a few capital improvements are planned such as replacing the carpet.

Weeds: Rene Manzo reported on the weed treatment regimen and described the challenge of treating weeds without spurring an algae bloom. This year we've had lots of weeds and algae because of so much spring rain, which washes everything into lake, like phosphorus, that can act like fertilizer.

Treating the weeds more now will just make more weeds in the future while killing the invertebrates that fish feed on, which risks a fish kill. Weed harvesting causes more algae too. He advised that it would be helpful when lyngbya comes ashore (mat-like substance) if homeowners would rake it out of the lake, let it dry under the sun, and dispose of it. We will start weed treating in September again.

Question: what can we do for prevention? No phosphorus fertilizers on lawns.

Question: what do we do about the increase of lily pads in general, in smaller patches, and the big area is bigger than before? The big patch is our fish habitat. Lily pads help to stabilize the muck. There are herbicides for lily pads that we can use, just not at this time of year.

Comment: Dennis Decina adds that we're very lucky to have Rene and we appreciate his efforts.

Environmental: Andrew Quirk

Question: how close are we to an algae bloom? Andrew responds that we have three tests we can do on our own. The Committee goes out testing 2-3 times per week starting in the spring. If we see a rise we call Tigris. Cell counts have been normal, with HAB the lowest score discernible. Tigris has told us three times this year that the lake is safe to swim in.

-When last time tested? Aug 6th.

-What can we do? Make sure to pump your septic every 3 years. They do leach into land and groundwater.

-Lyngbya is a mat-like bacteria that lives on the lake bottom – please rake it out, let it dry, then dispose of. Take care and wear gloves as it can cause skin irritation.

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Security: Laura Nietzer

WMPD are on the lake occasionally, they look for boaters not following the NJS boating laws with a focus on safety. The Rules & Regulations which you can find on our website advise boaters to know the State laws. Kayakers must wear a life vest now. Pete Arvidson 153 Lakeshore Drive commented that interactions could be better with a nicer approach to people, less authoritative. Also has a complaints about PWCs out late at night. Joe Fox 23 Upper Greenwood Lake Road also reported an unpleasant interaction with Security and said members deserve courtesy and respect. Jess encouraged members to send a letter to the office so the Board can address at their concerns at their meetings. Joe Grasse 3 Yardville asked who decides when the police come. Ken schedules the dates with WMPD.

See section 12.7-45 of the NJ Motor Vehicles Rules: <https://law.justia.com/codes/new-jersey/2013/title-12/section-12-7-45/>

Security can enforce our R&R and are authorized to stop people for proof of residence. This is an easement issue, so please come to the Annual Easement Meeting in November to address this further. At last year's meeting it was passed by large margin to have more security presence.

Treasurer's Report: Jess Nicosia

Sinking funds are invested in interest bearing CDS, so we have some increased cash available from those. Our goal is to have 2x operating budget in cash, and this has been effective. Plan an analysis of what's available to divert to larger projects. We are maintaining low fees the last few years compared to other lakes. Most increases in items are a pass-through from our service providers' higher rates.

Question: Donald Feldman 319 Lakeshore – how aggressive is dues collection?

Answer: Since it is an elective membership, there is no past due to collect, you just lose your membership for the year. Easement dues are different because they are mandatory. The Easement Budget will be voted on during the November Easement Meeting (Sat. Nov. 22nd at 10am).

Collections were difficult during covid and we are just now starting that up again. With new home sales, we reach out to the realtor to let a new owner know the amount and that they cannot join the POA until back easement has been paid. So far that has been effective, and many pay before we lien. Because collections are an unknown, we build that uncertainty into the budget.

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Question: Peter Eitelman, 460 Lakeshore asked what is a tenant ? That means a long-term renter.

What is a special? They are properties in a specific defined area of the lake that preexisted the lake and are called the Stevens Estate. They did not agree as a group to be part of lake when it was made. Some own lakefront to the water, so every January they get voted in as “specials” because they pay to use the lake bottom. Specials don’t have voting rights, can’t come to meetings, be a trustee, etc.

NOMINATIONS

1. Jess Nicosia nominated Karen Sarnowski, seconded by Laura Nietzer. Laura read a statement from Karen. Jess remarked that Karen is working on a lot of our long-term projects, and she works every Saturday meeting with people. She is a great example of how much time a trustee devotes to the lake.
2. Andrew Quirk nominated Rob Burr, seconded by Jess Nicosia. Andrew read a statement prepared by Rob about his commitment to the Board and his ongoing work on the Master Plan.
3. Rene Manzo nominated Jim Jones, seconded by Jay Hartig. Jim gave an overview of his goals and the projects he’s done, and he still has a few more he’d like to accomplish. Jim would like to thank all the community volunteers aside from board members who go above and beyond to help the committee.
4. Dennis Decina nominated Terry Gianniotis, seconded by Michelle Denistran – Terry commented that she has been a member of the UGLPOA for 41 years, and on the Board of Trustees for 4 years. She added that she enjoys being in a position to give back to our community. She has corporate experience but also values that her position as Membership Secretary lets her work with individual people and support them. Terry is also chair of the Legal Committee.
5. Michelle Denistran nominated Joanna Piotrowski, seconded by Marsha Kershaw. Joanna was the Treasurer of Upper Greenwood Lake Elementary School.
6. Jess Nicosia nominated Will Cytowicz, seconded by Chris Mekelberg. Will gave a history of his time in our community and on the Board. Jess commented that Will is in the middle of our current dredging project.

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7. Greg Hennesy nominated Joe Kucera, 303 Lakeshore, seconded by Don Feldman. Jim Jones commented in favor of the nomination.
8. Rob Holmburg nominated Jennifer Perez, 25 Chatham Rd, seconded by Travis Lizotte. Jennifer is a Special Education teacher.

Ballot Counters:

Maria Bellezza, 12 Schmidtke Lane

Marcia Kershaw, 185 Lakeshore

Results:

*elected

154 – Jim Jones*

136 – Joe Kucera*

109 – Joanna Piotrowski*

108 – Terry Gianniotis*

90 – Rob Burr*

68 – Will Cytowicz

67 - Jennifer Perez

53 – Karen Sarnowski

Budget Vote:

Y 136*

N 21

The meeting was adjourned at 1:10pm by Anthony Gianniotis.

Respectfully submitted,
Margie Culhane, Secretary