

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
August 11, 2026

Attendance

Burr, Rob	E	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	E	Hartig, Jason	E	Perez, Jennifer	P
Decina, Dennis	E	Jones, Jim	P	Piotrowski, Joanna	P
Denistran, Michele	P	Kucera, Joe	P	Quirk, Andrew	P
Ezratty, Steven	P	Lizotte, Travis	P	Smith, Don	P
Giannantonio, Anthony	P	Manzo, Rene	P	Tonnessen, Linda	P
Gianniotis, Terry	P	Nicosia, Jessica	P	-----	

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 6:34pm by Doug Grayson.

Treasurer's Report:

Membership Secretary Report:

<u>2026-2025</u>	<u>July</u>	<u>July</u>	<u>Difference</u>
	2026	2025	
Membership Numbers			
POA Members	770	755	15
Double Dock	7	8	
Total POA	777	763	14
Tenants	14	14	
Stephens Estate Specials	8	8	
Total Tenants & Specials	22	22	
Total POA, Tenants & Specials	799	785	14
Total Easement	1474	1469	5

Correspondence:

1. Jim Murasko, 7 Oaklyn Court - Everest Rock and the number of people there. Traffic, e-bikes, e-scooters, ATVs, and cars increased. Littering an issue. Contacted police. Jim Jones will follow up. Letter will be sent.
2. Pam George, Point Breeze/Clayton Road - Wooden staircase down to dock needs repair. Dock Chair will follow up. Property owner also sent a second email about this to the board.
3. 400 Lakeshore Drive - Repair existing septic system. Andrew will take a look.

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4. 630 Warwick Tara Rand - Short Term Rental letter will be sent by office.
5. 483 Lakeshore Drive Lauren Engleman - Short Term Rental letter will be sent by office.
6. 361 Lakeshore Drive Lina Wang - Short Term Rental letter will be sent by office.
7. 10 Oaklyn Road David Habbard and Charles Underhill - Short Term Rental letter will be sent by office.
8. 118 Witte Road – notice of building a garage.
9. 121 Point Breeze Drive - Jane and Andrew Pine - Concerns about Wake Surfing and the wake created. New bulkhead was damaged by the wake in less than a year. It's also an Environmental concern. Discussion about Wake Boats and Wake Surfing.
10. Ad Hoc Committee created: Navigational Guideline Committee formed to look into boat traffic. Jim, Jess, Jen, and Laura volunteered.

Old Business:

Airbnb: Creating a list of the Airbnb homes, as they are not in the database. Town knows who the Airbnb owners are and their locations.

Document scanning continuing. Discussed getting others to help.

A motion was made at 7:50pm to move to Executive Session by Terry Gianniotis, seconded by Don Smith. In Favor 16 Abstentions 0 Opposed 0

A motion was made at 8:03pm to exit Executive Session by Terry Gianniotis, seconded by Don Smith. In Favor 16 Abstentions 0 Opposed 0

New Business

Minutes from July discussed.

Public Meeting August 23rd - Running for reelection: Laura, Steve, Anthony, Don, and Dennis. Discussion of Agenda

Sign Information: Going to create a flower bed under the sign. New tracks and letters for the sign have been purchased.

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**Motion to approve \$376 from UGLPOA General fund to pay for sign repairs by
Anthony Giannantonio, seconded by Jess Nicosia.**

In Favor 16 Abstentions 0 Opposed 0

Committee Reports:

A) Activities: Jennifer Perez

Trivia this past Friday was another successful event with 50 people in attendance.
Paint Your Lake Paint and Sip Friday, August 21 6:30 \$40 a person. \$5 from each sale
will be donated to the Centennial fund.

Vendor fair Sunday, October 11

Trunk-or-treat date is in the process of being finalized.

Fireworks August 29

B) Beach: Linda Tonnessen

Hot Dog Roast August 15th. Anthony, Michelle, Andrew, Joanna and Laura have
volunteered to help at the grill.

Discussion: Volleyball net is up, what happened to the tetherball and Ice Pops
Why no trash cans? (Attracts bees)

C) Boathouse: Travis Lizotte

D) Clubhouse: Anthony Giannantonio, Don Smith

E) Dam: Andrew Quirk

The water level has remained above crest for most of the last 30 days. Vegetation has
been trimmed back in accordance with the Engineer's Inspection report, and the NJ
Bureau of Dam Safety has validated the findings of the June Inspection.

F) Bylaws, Rules & Regs: Laura Nietzer

**A motion was made by Laura Nietzer, seconded by Terry Gianniotis to change the
following in the Bylaws: Change Article 3 Membership Section 5 from Special
UGLPOA Membership to Stephens Estate Special UGLPOA Membership and
change Article 3 Section 6 from Special UGLPOA Membership Privileges to
Stephens Estate Special UGLPOA Membership Privileges.**

In Favor 16 Abstentions 0 Opposed 0

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- G) Docks: Dennis Decina
- H) Dredging: Michele Denistran
- I) Easement: Michele Denistran
- J) Entertainment: no chair

- K) Environmental: Andrew Quirk

Testing results continue to show low levels of cyanobacteria pigment and Secchi depth readings of 4.5 feet or more. A full algae cell count will be repeated this month. Don Smith assisted the Barbaris brothers when a boat sank at its mooring and prevented any oil or gasoline spillage.

- L) Insurance: Michele Denistran
- M) IT: Steve Ezratty
- N) Legal: Terry Gianniotis – For Executive Session

- O) Master Plan: Rob Burr
- Dredging Submission discussed

- P) Parklands: Jim Jones

Using a new contractor for port-a-johns on Blueberry Island. He is also doing other small jobs for us.

Encroachments: Jess Nicosia

Andrew and Jess put together a letter to address fencing on parklands, as well as the environmental issues presented by the shiny Mylar strips some are using. The letter was sent to certain homeowners on Point Breeze who were using this type of fencing. Please send us any additional addresses that should receive these letters to remove fences.

- Q) Publicity & Public Relations: Joanna Piotrowski

- R) Security: Laura Nietzer

The new non-emergency Security Phone is now operational on Saturdays, Sundays, and Summer Holidays between 10 am - 6 pm. The phone number is **973-853-4532**. Dial 911 for any emergency.

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West Milford Police have been on the lake this month and have issued summonses to boaters not following state boating laws, particularly expired registrations.

The NJ State Police came to the lake one day this month and wrote summonses for boats that were not following state laws, again mostly expired registrations. (The UGLPOA owns the lake bottom but the State of New Jersey owns the water, so state police can come patrol UGL anytime unannounced.)

If there are any complaints about the security staff, please forward the name of the complainant, date of occurrence, where and time it happened, and what happened. This way the complaint can be followed up on by the security chair.

S) Stumps: Jim Jones

T) Weeds: Rene Manzo

Treated Laramie, Pioneer Bay, Pioneer Canal, and Blackfoot Cove with good effect for weeds. Water quality has been good, and the algae seems to be low.

Rain can help with less sun and water changes, but runoff can add a lot of nutrients to the lake. Lilly pads are beneficial to fish for habitat and shade in the heat. They are usually good fishing spots. We are observing them and can treat if needed with herbicides. A significant portion of the lake bottom in Pioneer Bay is likely stabilized by them, not allowing the muck to reach the shoreline

U) Bulkheads: Andrew Quirk

Work to patch areas of crumbling and deficient bulkhead where major wave action was causing significant erosion and washout was performed on Race Track and Point Breeze.

V) West Milford Lakes Association: Andrew Quirk, representative
NJCOLA

W) Ad Hoc: Centennial Committee: Andrew Quirk

A motion to adjourn was made at 8:56pm by Anthony Giannantonio.
Approved by acclamation.

Respectfully submitted,
Laura Nietzer