

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Annual Budget Meeting Minutes
August 23, 2026

Attendance

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

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

Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at 10:09am by President Doug Grayson.

Attendance: 66

Pledge of Allegiance

Welcome Remarks by the President

Office Manager Tanya Mekelberg is introduced.

Board members introduce themselves and discuss their role on the Board.

Treasurers Report

Anthony Giannantonio reported on behalf of the Treasurer on the state of the POA. For the coming year budget:

- We have 799 members but budgeted for fewer.
- There is a 1.5 year surplus available in case of an extreme downturn, low membership, etc.
- The audit for 2025 is underway. When completed it will be posted on our website.
- The Committee chairs are very cognizant of their budgets, and they work to use your money effectively.

There are only raises in non-discretionary line items this year. It is based on 770 members. This is yes/no budget. If not approved, only nondiscretionary will go up,

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being mandatory. Some discretionary items like Beach are in need of improvements such as more sand and a foot wash station that redirects the water.

Committee Reports

Activities: Jennifer Perez

Our next meeting will be on Sept 24th. We are looking for more volunteers to join. New things happening this year include a winter bonfire. Adult trivia will be in February and August, byob.

This year, Breakfast with the Bunny sold out, we had 120 attendees. So did Breakfast with Santa, which will be on December 12th this year. These are our two biggest events.

The Fishing Derby was again a big success, very popular. It was the 31st year.

Oct. 11th there will be a vendor fair held in the Clubhouse, 10am-4pm.

If you volunteer at an event you get in free.

Thank you to the committee for donating and setting up the breakfast for this morning's meeting.

Beach: Linda Tonnessen

We had a great beach season this year. Events included Teen Night, Luau, Pets on the Beach, the hot dog roast, swim lessons.... Thanks go to Kylie for the great ideas and great staff. Thanks also to the lifeguards for their diligence this year.

Clubhouse: Anthony Giannantonio, Don Smith

List of capital improvements for this year includes new flooring, bathroom lighting, repainting the handicap ramp railings. Needed are bathroom improvements that would eliminate backups. A suggestion was made by the Committee for a POA Beautification Committee, which would address a few areas that could use more care, such as the Firehouse, the beach fence, Dover Cove, etc.

Security: Laura Nietzer

We now have a new phone number for the Security staff that is dedicated to non-emergencies, 973-853-5432. It is manned on weekends from 10a-6p during the season, until the Security boat comes out of the water in the fall. You can find under Contact Us on website. For a true emergency call 911.

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Just a reminder that the State owns the lake water, so they can come any time they want to. They are not called by us to be here.

Shout out to Ken Hall, who was out in the recent thunderstorm to bring a boat in from the channel, ensuring everyone made it back safely.

Docks: Dennis Decina

Dennis gave a brief overview about how docks are assigned, and about nonstandard docks and why they are the way they are. He suggested putting finger docks in Firehouse Cove, which would cost about 50k.

Q&A

1. Paul Nietzer, 79 Witte Road – asked about sand reclamation at the beach. This year we did sand reclamation in the back corner.
2. Jane Pine, 121 Pt Breeze – had a question about our general liability insurance. Michele comments that policy prices went up state-wide, plus we had a lot of legal costs. She gave a list of the kinds of insurance we carry. Comment that it seems like a high increase this year. Six years of high legal fees due to a lawsuit had an effect. Jane offered to assist on the Insurance committee.
3. Elaine Fallon, 221 Point Breeze – reports a raised sewer grate with a barrel on it at the bottom of Point Breeze, totally exposed. Doug indicates that road issues get reported to the Township, DPW, or the Mayor.
4. David Wood, 43 Laramie – asks where the lake maintenance item is. That item is in the easement budget.
5. Colleen Keller, 224 Point Breeze – asks re boulders on Parklands being paid for by POA. Andrew responds - 5 years ago we surveyed and graded areas needing work to prevent erosion/infill using a 1-5 scale. Environmental Committee uses its judgement to prioritize the areas that need work. At this location we are also placing a bench there.

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Elections:

Nominees must be a member in good standing for 1 year in order to run.

Terry Gianniotis nominates Steve Ezratty

Bob Moskin nominates Laura Nietzer

Jim Jones nominates Mike Abbruzze

Joe Kucera nominates Anthony Giannantonio

Elaine Fallon nominates Colleen Keller

Tanya Mekelberg nominates Don Smith

Clark Carmichael nominates Dennis Decina

Ballot Counters:

Zoran Vukasovic

Marcia Kershaw

Results:

140* Steve Ezratty

132* Anthony Giannantonio

121* Dennis Decina

98* Mike Abruzze

94* Don Smith

76 Laura Nietzer

33 Colleen Keller

*elected

Budget Vote:

Y - 128

N - 16

The meeting was adjourned at 12:32pm by Doug Grayson.

Respectfully submitted,
Margie Culhane, Secretary