UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
September 8, 2026

Attendance

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

P = Present E = Excused A = Absent R* = Remote – non-voting/quorum
Attorney Present – James Romer Y/N

Public Session:
Susan & Malk Lobel, 17 Avalon Rd - reports their road (in disrepair) was partially filled in by the DPW but they didn't do a good job. Now the DPW said they won't plow the road in winter due to its current condition. They only filled in some areas but the residents still need something safe now for everyone to drive on, and were told they can't fill holes themselves, they need a permit. They plan to attend the next township meeting. Jim Jones gave a heads up that now he's on an improved road, the residents' taxes went up.

With a quorum present, the meeting was called to order at 6:31pm by Doug Grayson.

A motion was made at 6:56pm to move to Executive Session by Terry Gianniotis, seconded by Jess Nicosia. All In Favor.

A motion was made at 8:16 pm to exit Executive Session by Rob Burr, seconded by Anthony Giannantonio. All In Favor.

A motion was made at 8:18pm to approve the August Regular Meeting Minutes and Executive Session Minutes as corrected by Margie Culhane, seconded by Rob Burr.

In Favor 14 Opposed 0 Abstentions 4

A motion was made 8:19pm to approve the August Budget Meeting Minutes at by Margie Culhane, seconded by Anthony Giannantonio.

In Favor 14 Opposed 0 Abstentions 4

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A motion was made at 8:21pm to approve the August Financials by Jess Nicosia, seconded by Rob Burr.

In Favor 13 Opposed 0 Abstentions 5

On behalf of the Board, President Doug Grayson welcomes Mike Abbruzzese to the Board of Trustees.

Treasurer's Report:

A motion was made at 8:23pm by Jess Nicosia, seconded by Andrew Quirk, to approve the use of $5,500 in contingency funds to complete scheduled erosion control work.

In Favor 18 Opposed 0 Abstentions 0

Jess led a discussion about the Blueberry Island budget and funding of improvements. A donated dock, a chiminea, and a second port-a-potty were added this summer.

Membership Secretary Report:

2026-2025 Member #'s	Aug	Aug	
Membership Numbers:	2026	2025	Diff
POA Members	770	764	6
Double dock	7	8	
Total POA	777	772	
Tenants (Renters)	14	15	
Specials (Stevens' Estate)	8	8	
Total Tenants & Specials	22	23	
Total POA, TEN, SPC	799	795	4
Total Easement	1492	1469	-4

Correspondence:

1. Monique McClure, 701 Lakeshore – limb from a tree has fallen near her dock on Parklands. There is unsightly debris butting into her dock and pinned to her property. Previous communications about this issue sent to office.

2. Lu Su, 71 Witte Road – Notice of STR.

3. Jeffrey Thompson and Jenny Wang, 529 Lakeshore Dr – permit for garage setback variance requested.

4. Christopher White, 80 Witte Rd – new septic installed.

New Business:

1. October 11th - Vendor fair from 10am-4pm in the Clubhouse parking lot and deck.

2. Security committee is getting the STR list (short term rentals) from the Township.

3. Longhouse Lot – a Longhouse Lot ad hoc committee was created to come up with ideas for its use. Anthony suggested we develop a plan to share at the November Easement budget meeting. Jess was appointed chair of the new committee. Members will be Joe, Jim, Travis, Don, and Joanna. Joanna says some of the children were asking about it, suggesting a basketball court.

4. After discussion, new board member Mike Abruzzese was appointed co-chair of Docks with Dennis, and is also a member of the Security committee. Jay was appointed chair of the Barge committee. Travis is a member. Jim Jones suggests we consider renaming the Stumps committee. Jay will take over the Stumps committee (plan to rename it the Barge committee in future). Rob will now chair the Bylaws Committee. Margie will assist Rob on the committee.

5. Discussion of finger dock installation in Firehouse Cove that would provide 40 Easy Docks. 49K for the easy docks.

6. Board commends Don for the improvements to our welcome sign. He reports that we just got new letters and a new track is coming in. Suggestion to put in some landscaping.

7. Reminder that Saturday, November 21st will be the annual Easement meeting. The Easement Budget discussion has been ongoing. Need for planting trees discussed.

8. Jess is working with Michele re a dredging proposal to present at the Easement meeting. Budget discussion.

9. Rob Burr was appointed chair of the Bylaws Committee. Margie will assist.

Committee Reports:

A) Activities: Jennifer Perez
Activities meetings will resume Thursday, September 24th at 6:30. Meetings will continue to be on the 4th Thursday of the month at 6:30. Fall Fest vendor fair Sunday, October 11th 10-4.

B) Beach: Linda Tonnessen
Discussion of social media accounts and responsibilities.

C) Boathouse: Travis Lizotte

D) Clubhouse: Anthony Giannantonio, Don Smith
Clubhouse Committee continues to review ways to improve the Clubhouse for renters and ensure long term viability of the asset. Plumbing remains one of the top concerns of the committee. We've experienced several backups to the main waste line this year due to excessive amounts of paper towels being flushed down the toilets. This past month, King of Drains installed two pressure assist toilets in the Clubhouse ladies room. We are currently in the process of scheduling the installation of hand dryers in all four bathrooms to eliminate the need for renters and beach goers to use paper towels. The committee is confident these improvements will provide relief to our recent plumbing issues.

The Beautification Committee has scheduled its first meeting. Several members have already volunteered to join.

E) Dam: Andrew Quirk
Len Ferraro has been called to look at a problem with the valve. Due to a wet summer and more growth of vegetation than in a normal year, the spillway had to be cleared of vegetation for a second time in preparation for hurricane season. The upslope riprap also had its annual maintenance cut to eliminate vegetation.

F) Bylaws, Rules & Regs: Rob Burr

G) Docks: Dennis Decina
Dock assignments have been moving along well, and the past week or two we have added a couple of new members. Have been focusing on keeping docks as close to

homes as possible, in the interest of freeing some areas of significant parking roadblocks. The current waitlist is 25-30 people.

Have continued researching and pricing for a finger dock system at Firehouse Cove. At the last POA meeting the membership seemed to be strongly in favor of it. Dock repairs after last year's winter damage have also been moving along. The committee has received excellent feedback and from many of the members they interacted with.

Parklands was recently granted 3-4 park benches paid for by the Docks committee, to be installed in various areas such as Race Track Drive, Dover Cove, etc. Feedback has been overwhelmingly supportive of this effort. Will survey additional locations for the ones we have left. They could be an addition to a future walking path/park on the empty lot across from the Pavilion.

H) Dredging: Michele Denistran

- Would like to present at November Easement Meeting the Dredge Proposal from Princeton Hydro.
- Sent email to Princeton Hydro—opened communication with Chris again
- Asked for 2027 rates since the last proposal provided was February 2026
- Proposed meeting this month (w/Jess) to go over finances and loan options
- Master Plan draft is circling and with Jess for last scrub. Should be ready to vote on by October.

I) Easement: Michele Denistran
- Need to discuss and finalize 2027 Budget

o Parklands – discussion
- Blueberry Island – Camp S'mores
- Please have all budgets submitted by October 1.
- A draft 2027 Budget will be presented at the October 2026 POA Meeting
- The final 2027 Budget is required prior to the Public Easement Meeting
- Terry and Anthony will assist with Easement Membership and Budget

J) Entertainment: no chair

K) Environmental: Andrew Quirk
There have been fewer areas affected by Lyngyba this summer, and less volume. Pigment levels in the water have remained lower than in the previous two years.

Water testing was performed on August 26th including cell counts. TIGRIS collected water samples to test for Microcystin toxins and analyze water for Algae ID, classification, and biomass, alkalinity, chlorophyll a, conductivity, hardness, nitrates and nitrites, total nitrogen, pH, phosphorous, total and free reactive, and turbidity. The results should be available later this week and the Committee will meet to discuss later this month.

L) Insurance: Michele Denistran
M) IT: Steve Ezratty

N) Legal: Terry Gianniotis – FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr
Rob Burr was appointed chair of the committee.

P) Parklands: Jim Jones
Suggestion that we create a tree replacement program.
Encroachments: Jess Nicosia

Q) Publicity & Public Relations: Jennifer Perez

R) Security: Joe Kucera FOR EXECUTIVE SESSION

S) Stumps: Jim Jones

T) Weeds: Rene Manzo
Audubon and Firehouse Coves were treated for lyngbya. Looking into the filamentous algae on lake bottom. Algae and weeds levels are otherwise down.

U) Bulkheads: Andrew Quirk
Erosion Control: A resident on Point Breeze has requested repairs to her existing bulkhead.

V) West Milford Lakes Association: Andrew Quirk, representative
Next meeting is on September 21st.
NJCOLA: Next meeting is on September 12th.

W) Ad Hoc: Centennial Committee: Andrew Quirk

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ELECTION OF EXECUTIVE COMMITTEE
Steve Ezratty nominated Doug Grayson for President – vote unanimous
Don Smith nominated Anthony Giannantonio for Vice President – vote unanimous
Steve Ezratty nominated Terry Gianniotis for Membership Secretary – vote unanimous
Anthony Giannantonio nominated Jess Nicosia for Treasurer – vote unanimous
Jess Nicosia nominated Margie Culhane for Secretary – vote unanimous

Motion to adjourn was made by Anthony Giannantonio. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary