

MASTER

UGLPOA

Board of Trustees Meeting

CONFIDENTIAL-For Trustee's Only

Date / time October 10, 2023 | 06:30 p.m. | *Location* 435 Lake Shore Dr., Hewitt, NJ 07421

Office # (973)853-4262 | *Fax #* (973)853-4106 | *Beach #* (973)853-8530 | *Security#* (862)274-3407

| | | | | | | | |
|------------------|---|-----------------------|---|------------------|---|------------------|---|
| Becker, Heather | E | Giannantonio, Anthony | P | Lizotte, Travis | P | Quirk, Andrew | E |
| Carrubba, Ysabel | E | Gianniotis, Terry | E | Manzo, Rene | E | Sarnowski, Karen | P |
| Culhane, Margie | E | Grayson, Doug | P | Morrison, Debra | P | Tonnessen, Linda | P |
| Cytowicz, Will | P | Hartig, Jay | P | Nicosia, Jessica | E | Zielinsky, Gary | E |
| Ezratty, Steve | P | Jones, Jim | P | Nietzer, Laura | P | Vacancy | |

Jim Romer was Present

Public Session: Robert Burr came to speak to board about filling the open board position. He gave his background, including his background as a prior board member. He is interested in working/chairing the Master Plan again as he did in the past.

Board Business

- **Motion** made by Will and seconded by Karen to accept Robert Burr for vacant board position pending membership review. **Unanimous Yes**

Opening/Call to Order:

- Welcome New Member Jay Hartig to the Board
- **Discussion about Master Plan:**
 - Working document about what the board is and history.
- **Motion** by Laura seconded by Karen to move to **executive session** at 6:55
- **Secretary Report - Margie**
 - Postponing vote on September minutes until November due to Secretary absence.
- **Correspondence - Anthony / Doug** Nothing lakefront
- **Treasurer's Report - Jessica**
 - Motion by Will. Travis second. to approve the current officers to be made signatories at our current financial institutions. Unanimous approval
 - We have the final audited financials posted to the website. We will also have printed copies at the upcoming Easement Meeting.
 - The September financials will be circulated at a later date and motion to approve them in the November meeting as we are still categorizing a number of expenses that will effect Parklands/contingency/stumps/bulkheads. There will be a spending halt in these categories until we can review the summer's invoices. Kudos to these committees for getting a ton of projects done this summer!

- I will be making a motion to update the signatories at each of our financial institutions to reflect our new exec board.
- Easement Chair will be circulating the working budget.
- **Membership Secretary - Terry**

- **Membership Numbers for Sept 2023**

| Membership Numbers: Sept | 2023 | 2022 | Difference |
|---------------------------------|-------------|-------------|-------------------|
| POA Members | 755 | 756 | -1 |
| Double dock | 10 | 10 | - |
| Total POA | 765 | 766 | -1 |
| Tenants (Renters) | 15 | 9 | +6 |
| Specials (Stevens' Estate) | 8 | 10 | -2 |
| Total Tenants & Specials | 23 | 19 | +4 |
| Total POA, TEN, SPC | 788 | 785 | +3 |
| Total Easement | 1521 | 1605 | -84 |

Committee Reports

- **Easement: Will**

2024 Easement budget discussion What additional increases should we consider? Will is going to reach out to individual chairpersons in order to prepare their line items for November's meeting.

- Discussion and vote for Easement budget to be presented at the Dec. 2nd Easement budget meeting will occur.
- Motion by Will second by Karen to accept public easement questions Unanimous
- Easement Monthly Meeting Date and time change (Monday November 13 at 7:30.) From now on monthly easement meetings will be on the second Monday in the month at 7:30

- **Docks: Karen**

- Jim has worked to remove dock on south point of Racetrack and I have an appt with someone on the dock list that will be assigned by our meeting. Plan to assign all of the spaces in this area this season so new assignees can work on installing docks well in time before the 2024 Season.
- Assigned two other people and one assignment of a space and approval to take an unpaid dock and install in their space resulted in the dock actually being current; the dock owner had installed his dock plate on the side of his dock and left the prior dock plate at the end (with all outdated dock stickers - the only place I look for a dock plate is where all assignees are instructed to affix which is the end of the dock. Now will need time to remedy this problem.
- It's been a slow go of assigning this year but do plan to continue until weather becomes an issue.

- **Activities: Heather Becker**

- Trunk or Treat 10/14 at 3pm – 5pm
- Comedy Night 11/11
- Paint and Sip is 11/25 at 4:00pm

- **Beach: Linda**

- Bonfire Saturday 10/14 6:30pm
- We had a great beach season and would like to thank the staff for all their dedication and hard work.

- The beach has been closed since Labor Day, and the end of the season clean-up has been completed.
- **Clubhouse: Anthony/Gary**
 - Capital improvement projects discussion – Presenting motion
 - Quotes obtained for clubhouse projects to commence. Clubhouse is requesting board approval to release capital funds for \$6,950 in order to proceed with quote submitted by TFI Home Improvement for updating. (2 quotes same amount from both providers) Licensed and insured
 - **Motion:** Anthony Giannantonio makes a motion - Seconded by Jim requesting board approval to release capital funds for \$6,950 in order to proceed with quote submitted by TFI Home Improvement. Board approval requested ahead of financials released by Treasurer in order to get project moving immediately if and when funds approval is given.
 - **Unanimous vote for approval**
 - Clubhouse will be working to overhaul of our security system as several cameras no longer work and DVR system is in need of upgrade. More information will be available by November POA Meeting.
- **Dam: Andrew**
 - The operator was tested by hand crank wheel and electric drill and the gate was open at 42% for half an hour. It closed without any concerns. The lake water height was 5 inches above crest.
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- **Dredging: Will**
 - Discussion of dredging project (would need to use 90 racetrack) for suction/vacuum test of dredging. Try small areas first.
- **Environmental: Andrew**
 - Water quality testing results posted to website listed in report
 - Water quality testing continues as part of the Montclair State University research. The results can be viewed at: <https://www.montclair.edu/water-science/2023/09/11/data-dashboard-created-for-water-quality-testing-program-results/>
- **Firehouse: Travis**
 - No Report
- **Parklands: Jim**
 - No Report
- **Publicity/PR: Vacant**
- **Security: Laura**
 - The security boat will be in the water until early November and then will be winterized. Buoys will be pulled by the end of October. Security would like to use the barge to pull the buoys, as they can be difficult to remove as they sometimes get stuck in the muck.
 - Two buoys by the beach have somehow disappeared. Ken has looked for them and has not yet found them. Does anyone have any information about this?
 - Ken brought up that a number of years ago there was a conversation about having a wave runner for Security. He is wondering about the status of this. Presently he uses his own wave runner when needed.

- West Milford police have been on the water 4 times this summer and we hope to have them more often next year.
- **Stumps: Jim**
 - No Report
- **Web/IT: Steve**
 - Database
 - Data Import from Lotus Approach to Tops is COMPLETED
 - Tanya validating import was successful - IN PROGRESS
 - Staff Training is IN PROGRESS
 - Next Steps:
 - Update TOPS with data changes since feed was provided
 - Create Custom Fields
 - Populate Custom Fields
 - Set Up Bank Accounts and Chart of Accounts on TOPS
 - Retire Lotus Approach Database
 - Generate Final Export to Microsoft Access
 - Provide New Microsoft Access Database to Tanya (stored on One Drive Cloud for Back Up)
 - Monitor Has been purchased
 - Provided Doug Network requirements prior to screen purchase. Requirements included:
Screen-cast Capability
Network Compatibility
Security Concerns / Resolutions
- **Weeds: Rene**
 - Weed and Algae treatment finished for this year. Hopefully we will have ice and snow cover to decrease the amount of weeds next year. What we have been doing the past five years is trying to prevent a harmful algae bloom and to prevent closing of the lake. Would like to have less weeds. Weeds act as a bio filter for the lake. If we were to over-treat, we would cause an algae bloom. When we treat the weeds, you need a slow die off so not to cause deoxygenation at the lake bottom and fish kill.
 - When we treat in the spring, we do this in two stages of half the lake at each treatment. The effect takes about 30 days. Then another 2-3 weeks for a fall down of dead weeds. The rest of the year, we do spot treatment.
 - Residents complain about too many weeds and others don't want us to treat the lake.
 - We do what's best for the lake and its ecosystem.

Ad-Hoc Committees

- **By-Laws: Laura** revisions in progress
- **Bulkhead: Andrew and Travis**
 - The Committee met with the Landlords of 103,105 and 107 Lakeshore Drive. The purpose of the meeting was to obtain their permission to cross their property to work on parklands and build new bulkheads. The area has the worst erosion in the whole Lake and Security concerns with multiple illegal boats being launched and encroachments.
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- **Master Plan: Vacant**

Lakes Committee: Invitation to the board to join the Lakes Committee meeting on Monday, Oct. 16th at 7:00 to hear a presentation about Board Members responsibilities.

Motion to adjourn 9:55 pm by Will Seconded by Anthony

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