

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
October 14, 2025**

Attendance

Burr, Rob	P	Grayson, Doug	P	Nietzer, Laura	E
Culhane, Margie	P	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	E	Smith, Don	P
Giannantonio, Anthony	P	Manzo, Rene	E	Tonnessen, Linda	P
Gianniotis, Terry	E	Nicosia, Jessica	E	-----	

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

Attorney Present – James Romer Y/N

Public Session:

1. Lorraine and Steven Loverchio, 16 Dunham – came to the public session with questions about the Easement budget meeting in November. Michele and Jess are working on the proposed budget in preparation for approval at next month's board meeting.
2. Matt Reidel, 10 Parlin Court – Requested that Parklands (Jim Jones) come to look at the Parklands adjacent to his home's access from Dover Road.
3. Stan Frey and Tima Dalipo, 27 Dover Road – Both shared concerns about Parklands, Easement, and parking along Dover Road area.

With a quorum present, the meeting was called to order at 7:19pm by Doug Grayson.

Jim Jones shared that Warren Colnaghi recently passed away. He noted that both Warren and Carolyn had been on the board, and assisted UGL projects and activities many times. Many of us on the Board have worked with them. Warren used to set up a group dinner for the board, we all paid our way, it would be nice to rejuvenate it. Sometimes he would host a party at the Clubhouse and sponsor it. He would organize stump cutting outings and other projects that were hands on. A Celebration of Life will be held for Warren on November 8th.

A motion was made to approve the September Regular Meeting Minutes as corrected and Executive Session Minutes at 7:36pm by Margie Culhane, seconded by Rob Burr.

In Favor 11 Opposed 0 Abstentions 1

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
October 14, 2025**

Correspondence:

1. Anthony Galletti, 84 Witte Rd - notice of Short-Term Rental application.
2. Deniz Aydogan and Onur Can, 13 Lakeshore Dr - notice of Short-Term Rental application.
3. Thank You note from Alex's Lemonade Stand for hosting their benefit by the beach.

Treasurer's Report:

A motion was made at 7:55pm to change the Easement Budget line item "future motor purchase – barge" to "barge repair and sinking fund" by Michele Denistran, seconded by Andrew Quirk.

In Favor 12 Opposed 0 Abstentions 0

A motion was made at 7:56pm by Michele Denistran, seconded by Don Smith to approve the proposed 2026 Easement Budget.

In Favor 12 Opposed 0 Abstentions 0

A motion was made at 8:07pm by Jim Jones, seconded by Rob Burr to award the snow removal contract for the 2026 season to O'Toole Landscaping.

In Favor 10 Opposed 0 Abstentions 2

A motion was made at 8:11pm by Don Smith, seconded by Michele Denistran to award the lawn maintenance contract for the 2026 season to O'Toole Landscaping.

In Favor 11 Opposed 0 Abstentions 1

Membership Secretary Report:

	Sept	Sept	
Membership Numbers:	2025	2024	Diff
POA Members	764	782	-18
Double dock	8	7	
Total POA	772	789	
Tenants (Renters)	15	14	
Specials (Stevens' Estate)	8	7	

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
October 14, 2025**

Total Tenants & Specials	23	22	
Total POA, TEN, SPC	795	811	-16
Total Easement	1488	1520	-32

Every deeded UGL Easement property owner has a legal responsibility to pay annual easement dues. If you opt not to pay annually and accumulate interest charges, it is not a given that because you ask, those interest fees will be waived.

A motion was made at 8:14pm to move to Executive Session by Rob Burr, seconded by Don Smith.

In Favor 12 Abstentions 0 Opposed 0

A motion was made at 8:33pm to exit Executive Session by Anthony Giannantonio, seconded by Steve Ezratty.

In Favor 12 Abstentions 0 Opposed 0

The Fire Department conducted a mock rescue practice at Blueberry Island. Joe Kucera reported that it went well, the boat worked great, and it was easy to cover the entire island.

The "Welcome" sign on Warwick Turnpike has been removed and taken to the old firehouse in preparation for repainting by the original artist. There is also a plan to replace the marquee with new plexiglass and letters.

Committee Reports:

A) Activities:

Trunk or Treat is Saturday 11-1, setup at 10am.

B) Beach: Linda Tonnessen no report

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

- Committee met with two security camera contractors for quotes on a replacement security camera system.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
October 14, 2025**

- Committee is setting up appointments with general contractors for quotes on capital improvement projects for the clubhouse.
- Committee has been working with beach committee to finalize the replacement fence installation surrounding the beach. Presenting motion to the board at Tuesday's meeting to begin project upon approval.
- Committee approved free rental of clubhouse for Freshman Field Hockey to use clubhouse on Friday October 17th.
- Committee has received final samples for clubhouse carpet replacement and will meet to finalize carpet selection. Motion to the board for carpet replacement will follow.

A motion was made at 8:48pm by Anthony Giannantonio, seconded by Rob Burr, to amend the adopted motion from September re the beach fence replacement proposal from "not to exceed \$20,000" to "not to exceed \$25,000."

In Favor 12 Abstentions 0 Opposed 0

E) Dam: Andrew Quirk

Operator was exercised and opened by Len Ferraro. All four members of the committee were present on Oct 7th at 5 pm when the valve was opened 6 inches and the drawdown commenced. From a historical note, the 2009 event went down 7 feet, 2010 target was 84 inches, but managed 72, and in 2015 54 inches was the target but only 44 were managed. In 2018 54 inches was achieved and in 2019 60 inches was achieved. In 2021 a reduction of twelve inches was achieved. The goal this year is for 24 inches, and we started on 10/07/2025 at minus 9 below crest due to the drought affecting the state. There are a few boats left in the lake which was down 15.5 inches on the morning of Oct 11th.

F) Bylaws, Rules & Regs: Laura Nietzer, no report

G) Docks: Dennis Decina

Focusing on dock repair requests due to the drawdown. A number of docks have been assigned to homeowners who have been on the waiting list. Reviewed pending assignments and the priority list with former dock chair, and will meet again when schedules permit. Establishing a protocol and formulating a process which is slowly coming together. Docks to both Chido's Mexican Kitchen (the old Mountain Jug) and the Whiskey Wolf Tavern (the former Lake Shore Inn).

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
October 14, 2025

H) Dredging: no chair, no report

I) Easement: Michele Denistran

Michele presented the 2026 Easement Budget for discussion and vote (Attachment A).
See motion on Page 2.

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

Weeds cleared from Dover Cove stream. Lake water monitoring for HABs has concluded for the year. The annual fall cleanup will be on November 1st at 9:00am. Volunteers are encouraged to clean any exposed lake bottom and around storm drain outfalls.

L) Insurance: Michelle Denistran no report

M) IT: Steve Ezratty

- Cloud Storage is now up and running
- Customized Cloud Storage Solution for POA
- Created users for Tanya, Terry, Andrew and myself for now
- Migrated Data from Drop-Box to New Cloud Storage Solution
- Will give a demo at the Board Meeting
- Will Supply passwords after the board meeting

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

Tree work is scheduled on Point Breeze and Passaic now that the boats have been moved.

Bulkheads: Andrew Quirk - The 7 remaining applicants on the old website were contacted by email and asked if they planned to repair bulkheads during the drawdown this winter. The budget sheet was updated and shared with Tanya and other committee members.

All dock holders in Dover Cove were contacted and repairs will commence when the water level is lower. An additional 11 sites are being considered for funding from the

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
October 14, 2025**

Erosion Control Budget, with a further 9 dock holders planning to engage their own contractors. The committee meets with all applicants and contractors and the relevant paperwork is completed before work commences.

Encroachments: no report

Q) Publicity & Public Relations: Joanna Piotrowski no report

R) Security: Laura Nietzer

The security boat will be in water as long as there is water in the boat launch cove, expect it to be out at the end of the week. Mobile Marine will be winterizing the security boat and the PWC.

Security is looking for one or two new security guards for next year. Anyone interested should contact the UGLPOA office.

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo

Weed and HAB treatment is concluded for this year. Weed treatment has been down due to the concern of algae blooms. Next year we may attempt harvesting of weeds and algae. A single algae bloom treatment costs 20k.

U) West Milford Lakes Association: Andrew Quirk, representative
NJCOLA: no report

**A motion to adjourn was made at 9:35pm by Anthony Gianniotis.
Approved by acclamation.**

Respectfully submitted,
Margie Culhane, Secretary

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION

BOARD OF TRUSTEES Regular Meeting Minutes

October 14, 2025

Attachment A:

2025 Upper Greenwood Lake	2025 Approved Budget	Budget A Mandatory	Optional Items to Budget A. Vote for each additional item if not voting for all of A or B.	Budget B		
Dam:						
Dam Escrow Account Held in CD form	\$ 37,380.00	\$ 37,380.00	/	\$ 37,380.00	Non-disc	No Change
Dam Maintenance & Payroll	\$ 7,800.00	\$ 7,800.00		\$ 7,800.00	Non-disc	No Change needed; contingency is overflow fund
Security						
Marine and Parkland Patrol Payroll	\$ 31,800.00	\$ 31,800.00		\$ 31,800.00		Increased significantly last year, do not increase in 2026
Security Expense	\$ 12,000.00	\$ 12,000.00		\$ 12,000.00		Increased significantly last year, do not increase in 2026
Future motor purchase (security)	\$ 1,000.00	\$ 1,000.00		\$ 1,000.00		No Change
General Expenses:						
Utilities	\$ 14,500.00	\$ 15,225.00		\$ 15,225.00	Non-disc	5% standard increase
Insurance	\$ 48,133.00	\$ 57,759.60		\$ 57,759.60	Non-disc	20% increase from insurance binder
Real Estate Taxes	\$ 46,248.00	\$ 47,172.96		\$ 47,172.96	Non-disc	2% standard increase
Lake Management:						
Weed Control/Lake	\$ 60,000.00	\$ 60,000.00		\$ 60,000.00		No Change needed; contingency is overflow fund
Barge-Maintenance (motor, decking, storage, prop)	\$ 1,500.00	\$ 1,500.00		\$ 1,500.00		No Change needed; contingency is overflow fund
Parkland Expense	\$ 18,000.00	\$ 18,000.00		\$ 18,000.00		No Change needed; contingency is overflow fund
Stumps/Tree Removal	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00		No Change; have sinking fund for overflow
Stump/Tree Removal Sinking Fund	\$ 10,000.00	\$ 10,000.00		\$ 10,000.00		No change, set with long term view
Environmental	\$ 4,000.00	\$ 4,000.00		\$ 4,000.00		No Change needed; contingency is overflow fund
Future motor purchase (berge)	\$ 500.00	\$ 500.00		\$ 4,500.00		Vote to rename "Barge repair and replacement sinking fund" and increase for replacement
Future Dredging	\$ 37,000.00	\$ 37,000.00		\$ 37,000.00	Non-disc	
Dredging Loan - Final year to collect 2036	\$ 33,796.19	\$ 33,796.19		\$ 33,796.19	Non-disc	
Contingency Fund	\$ 45,000.00	\$ 45,000.00		\$ 65,000.00		Increase for future needs related to all easement activities
Erosion Control	\$ 35,000.00	\$ 35,000.00		\$ 35,000.00		No Change; new funding approved last year
Administration:						
Office Expenses	\$ 3,838.61	\$ 3,838.61		\$ 3,992.15		4% increase to match POA
Payroll (70% of full time employee costs)	\$ 52,542.88	\$ 52,542.88		\$ 55,170.02		5% increase to match POA
Payroll Part Time Employee	\$ 6,480.00	\$ 6,480.00		\$ 6,480.00		No Change
Asst Employee	\$ 17,600.00	\$ 17,600.00		\$ 17,600.00		No Change
Identification stickers	\$ 1,500.00	\$ 1,500.00		\$ 1,560.00		4% increase to match POA
Mailing, Printing & Postage	\$ 5,260.20	\$ 5,470.61		\$ 5,470.61	Non-disc	
Firehouse Maintenance	\$ 2,500.00	\$ 2,500.00		\$ 2,500.00		No change
Accounting (Audited Statements-mandatory)	\$ 5,490.00	\$ 5,819.40		\$ 5,819.40	Non-disc	
Legal Retainer	\$ 2,000.00	\$ 2,000.00		\$ 2,000.00	Non-disc	
Legal for minor actions and reviews	\$ 18,000.00	\$ 18,000.00		\$ 18,000.00	Non-disc	
Web/IT Services	\$ 15,600.00	\$ 15,600.00		\$ 15,600.00		No change
TOTAL EXPENSES	\$ 584,468.88	\$ 596,285.25		\$ 623,125.94		Total Y2Y increase
COST PER YEAR PER PROPERTY	\$ 291.36	\$ 297.25		\$ 310.63		Total Y2Y increase per property
A or the complete Budget B. You also have the option to choose individual changes to Budget A by voting for each line item that has a change via the check box next to that line. Vote only one column.						
		A		B		
		FALSE		FALSE		