UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
October 13, 2026

Attendance

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

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

Public Session:

With a quorum present, the meeting was called to order at 6:33pm by Doug Grayson.

A motion was made at 6:34pm by Margie Culhane, seconded by Dennis Decina to approve the September Regular Meeting Minutes as corrected and Executive Session Minutes as corrected.

In Favor 11 Opposed 0 Abstentions 1

A motion was made at 6:35pm by Jessica Nicosia, seconded by Dennis Decina, to approve the September Financials.

In Favor 12 Opposed 0 Abstentions 0

Treasurer's Report:

Membership Secretary Report:

2026-2025 Member #'s	Sept	Sept	
Membership Numbers:	2026	2025	Diff
POA Members	773	764	9
Double dock	7	8	
Total POA	780	772	8
Tenants (Renters)	14	15	
Specials (Stevens' Estate)	8	8	
Total Tenants & Specials	22	23	
Total POA, TEN, SPC	802	795	7
Total Easement	1517	1488	29

Terry reported that the final total for 2026 memberships is 802.
Anthony will follow up with getting the Township list of STRs for our area.

Correspondence:

1. Bill Milnes, 181 Point Breeze – request/notification for temporary dumpster use.
2. Stepanie Martinique, 223 Point Breeze – notification of deck addition.
3. Anthony Galletti, 84 Witte Road – notification of Short Term Rental.
4. Township zoning violation for clearing a lot without a permit - Anthony talked to a township representative for more information. Doug provided the township with a letter to clarify and will keep the Board updated.

Reminder that the annual Easement Meeting is Saturday, November 21st at 10a.m.

A motion was made at 7:08pm by Michelle Denistran, seconded by Don Smith, to approve the proposed 2027 Easement Budget A $314.60 (mandatory) and Budget B $317.48.

In Favor 14 Opposed 0 Abstentions 0

A motion was made at 7:23pm by Don Smith, seconded by Michelle Denistran, to approve up to $15,000 from the contingency fund for erosion control .

In Favor 15 Opposed 0 Abstentions 0

A motion was made at 7:26pm to move to Executive Session by Terry Gianniotis, seconded by Rob Burr.

In Favor 15 Abstentions 0 Opposed 0

A motion was made at 8:51pm to exit Executive Session by Rob Burr, seconded by Travis Lizotte.

In Favor 15 Abstentions 0 Opposed 0

Committee Reports:

A) Activities: Jennifer Perez
Fall Fest rescheduled due to rain, new date October 18th 10-4. Next activities meeting October 22nd at 6:30.

B) Beach: Linda Tonnessen
C) Boathouse: Travis Lizotte

D) Clubhouse: Anthony Giannantonio, Don Smith
Clubhouse and newly formed beautification committee updated the entryway decor with mums, pumpkins and corn stalks ahead of Activities Committee's Fall Vendor Fair.

Improvement Projects Scheduled for Completion:

- New bathroom hand dryer installation scheduled for in November.
- Front deck stain - Weather delays

Improvement Projects Pending Committee Approval:

- Outdoor furniture replacement
- Landscaping improvements at clubhouse docks
- Basement plumbing insulation

E) Dam: Andrew Quirk
On September 21, 2026, Don Smith and Andrew Quirk met with Len Ferraro of Ferraro Construction at the Upper Greenwood Lake Dam to address the significant operational difficulties previously reported with the dam gate valve.

Two technicians were required to overcome the initial resistance, and substantial effort was needed throughout the valve's approximately 3½-inch to 6-inch range of travel. After approximately one hour of repeatedly opening and closing the valve, there was no significant improvement.

Although the valve remains operational, the excessive resistance presents a potential safety concern and could delay an emergency drawdown or other time-sensitive lake operation.

Recommended Next Steps:

Engage a qualified dive team to inspect and document the underwater condition of the valve, stem, guides, connections, and surrounding area.
Coordinate the underwater findings with Ferraro Construction's mechanical evaluation to determine the cause of the resistance.

Obtain a detailed, itemized proposal covering the recommended repairs, labor, materials, equipment, and any necessary specialized services.

Submit all proposed repair costs to the Board for review and approval before proceeding with any and all additional work.

Given the valve's importance, we recommend inspecting it as soon as possible to identify the necessary repairs and determine the associated costs.

F) Bylaws, Rules & Regs: Rob Burr
G) Docks: Dennis Decina

H) Dredging: Michele Denistran
Master Plan (draft) was submitted for review and approval.
In contact with Princeton Hydro for an updated proposal. Their proposal does not include removal.
Need Contractor(s) for removal. Waiting for a source to provide contacts.
Very Rough Estimate to dredge all 5 coves ~ $11million (Princeton Hydro guess)
Will have to prioritize the coves to dredge.
Loans and Permits still need to be sorted through.

I) Easement: Michele Denistran
2027 Proposed budget sent by email. Please review if any changes are needed.
2027 Budget to be presented at the Public Easement Meeting, November 2026.

J) Entertainment: no chair
K) Environmental: Andrew Quirk

L) Insurance: Michele Denistran
2026-2027 Policy is active
Discussion about Mt. Laurel property and impact to current premium - TBD
Intentions to source another insurance broker for 2027-2028 (LAMB, etc) is a possibility.

M) IT: Steve Ezratty

- Trained Tanya and her daughter in law on how to scan documents and upload them to the cloud
- I acquired an amplifier and I want to test in the clubhouse. If it works, maybe we can use it during town meetings

- Posted all of the new meeting minutes for Aug to the web site. July still needs some sort of reference as to why it is not there
- I need to speak with Terri. She requested a speakerphone for zoom calls. I think I can enhance that request by getting a Bluetooth speaker attached to an existing laptop. You would have the existing laptop handling the call and the Bluetooth speaker/microphone to amplify the call - and it is much less expensive

N) Legal: Terry Gianniotis – FOR EXECUTIVE SESSION
O) Master Plan: Rob Burr – FOR EXECUTIVE SESSION

P) Parklands: Jim Jones
Encroachments: Jess Nicosia

Q) Publicity & Public Relations: Jennifer Perez
R) Security: Joe Kucera
S) Stumps: Jim Jones

T) Weeds: Rene Manzo
Weed and algae treatment is done for the year. Hopefully ice and snow cover will keep weeds from growing over the winter. New staff from Tigris has been a good relationship. Expect weed treatment to be more expensive next year.

U) Bulkheads: Andrew Quirk
Erosion control: Patchwork completed on Avon and Witte Road

V) West Milford Lakes Association: Andrew Quirk, representative
September 21st. Guest Speaker Tom Conway regarding "Skylands Guardian."

W) Ad Hoc: Centennial Committee: Andrew Quirk

A motion to adjourn was made at 9:26pm by Dennis Decina.
Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary