

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
November 19, 2024**

Attendance

Burr, Rob	P	Gianniotis, Terry	E	Nicosia, Jessica	E
Culhane, Margie	E	Goebel, Emma	P	Nietzer, Laura	P
Cytowicz, Will	E	Grayson, Doug	P	Quirk, Andrew	P
Decina, Dennis	P	Hartig, Jason	E	Sarnowski, Karen	P
Denistran, Michele	P	Jones, Jim	E	Smith, Don	P
Ezratty, Steven	E	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 Yes

Public Session:

With a quorum present, the meeting was called to order at 6:41pm by Doug Grayson

A motion was made to approve the October Financials at 7:52pm

By Anthony Giannantonio, seconded by Karen Sarnowski.

In Favor 11 Opposed 0 Abstentions 0

A motion was made to approve the 2023 audit at 7:51pm

by Anthony Giannantonio, seconded by Rob Burr.

In Favor 11 Opposed 0 Abstentions 0

Correspondence:

1. Rob Castro, 48 Landing - reported tree down in front of property, emailed office in August, Jim or Travis will follow-up.
2. 83 Lakeshore Drive - Septic system application. Will is aware of this and will follow up.
3. 355 Lakeshore Drive - proposed single family dwelling, Flood Hazard verification application.
4. Alamano Group - Warwick Turnpike Bridge application for permit. (Andrew is following up for environmental).
5. 215 Point Breeze Dr. - Looking for deck variance. (Parklands behind house, not over Parklands.)

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6. 88 Witte - Application for Septic (completed).
7. 84 Witte - Airbnb notification of renewing license.

Treasurer's Report No Report

Membership Secretary Report: For Executive Session

Executive Committee Report: No report

Committee Reports:

A)Activities: Linda Tonnessen

Breakfast with Santa is Dec. 14th. Comedy Night was a success.

B) Beach: Linda Tonnessen

The Beach is now closed for the season.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio no report

E) Dam: Andrew Quirk no report

F) Bylaws, Rules & Regs: Laura Nietzer

Bylaw's revision suggestions were discussed. No motions were requested.

G) Docks: Karen Sarnowski

Leaves were blown into lake from a property on the Island section. Jess and Karen met with the property owner and had a discussion about Parklands (what is allowed) and not storing leaves on Parklands.

A property for sale on Racetrack had the dock listed in the house listing. The dock is in an area accessible by others.

Bulkhead replaced behind 41 Racetrack for installing docks in the future.

Passaic Drive project: Phil Barbaris has started the retaining wall which has made a nice difference to area already. May be able to put in 2 more docks.

H) Dredging: Will Cytowicz no report

I.)Easement: Will Cytowicz

Discussion about the 2025 budget, purchase of the Burrow Road property and tax increase, and ballots for voting later this month.

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A motion was made to approve the Easement budgets as follows: A (mandatory as is), B (without Burrow Road purchase approval), and C (budget B plus Burrow Road property purchase and additional real estate taxes), to be presented to the Easement on Saturday, Nov. 23 2024 by Laura Nietzer, seconded by Anthony Giannantonio.

In Favor 11 Opposed 0 Abstentions 0

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk no report

L) Insurance: Michele Denistran no report

M) IT: Steve Ezratty:

Remote committee report re: upgrade to the wifi at the Clubhouse. (PowerPoint presentation.)

N) Legal: Terry Gianniotis In Executive session

O) Master Plan: Rob Burr

Tanya Mekelburg has joined the committee.

P) Parklands: Jim Jones No report

Discussion about Parking on Parklands

Bulkheads: Andrew Quirk No report

Encroachments: Will Cytowicz No report

Q) Publicity & Public Relations: Emma Goebel

A "Welcome to Upper Greenwood Lake" kit is being created. Currently requesting Board member bios. Will be working with Steve and Tanya on the new website. Planning a Newsletter for the start of the year, to include ways to volunteer, a community spotlight, upcoming activities, etc.

R) Security: Laura Nietzer:

Buoys and jet ski are out of the lake for the season. The jet ski is being winterized by Mobile Marine. The jet ski trailer was purchased and registered. New engine for security boat has been ordered through DeFeo's Marina.

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo no report

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U) West Milford Lakes Association: Andrew Quirk

**A motion to adjourn was made at 9:48 pm by Laura Nietzer, approved by
acclamation.**

Respectfully submitted,
Margie Culhane, Secretary