Attendance

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

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

Attorney Present – James Romer Y/N

The meeting was called to order at 6:33pm by Doug Grayson.

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

In Favor 10 Opposed 0 Abstentions 6

Correspondence:

- 1. 29 Landing Road reported a dock has washed ashore.
- 2. Report of dock floating in the water between Regan's island and Laramie point.
- 3. Empty fire extinguisher notice from Oprandy's.
- 4. Fire marshal summons piece missing in HVAC system.
- 5. Chito Mexican Kitchen notification of new signage.
- 6. Whisky Wolf notification of new signage.
- 7. Visconti report of tree cut down on Parklands by neighbor.
- 8. Invoice from vendor working on the Welcome to UGL sign.

A motion was made to pay the invoice for \$150 from the POA general fund to Susan Bemel at 7:11pm by Anthony Giannantonio, seconded by Don Smith.

In Favor 16 Opposed 0 Abstentions 0

9. Matt Ralicki– email re Dover Cove bulkhead section removed. Was informed that it is to provide a water access spot for kayakers and swimmers in summer, and winter

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access to the ice. Winter vehicles traversing Parklands to the ice have been damaging some bulkheads.

Treasurer's Report:	

A motion was made at 7:25pm to approve the 2024 audited financial statements as prepared by Schulman, Black, & Katz, LLP, with the removal of the note on \$262 Interfund in the financial statements, which is an outdated reference, by Jess Nicosia, seconded by Rob Burr.

In Favor 16 Opposed 0 Abstentions 0

Membership Secretary Report:

Oct	Oct			
Membership Numbers:	2025	2024	Diff	
POA Members	763	783	-20	
Double dock	8	7		
Total POA	771	790		
Tenants (Renters)		15	14	
Specials (Stevens' Estate	8	7		
Total Tenants & Specials	23	22		
Total POA, TEN, SPC	794	812	-18	
Total Easement	1493	1552	-59	

A motion was made at 8:00pm to approve the security system upgrade bid from TAB Superior Solutions not to exceed \$22, 748.43 by Anthony Giannantonio, seconded by Michele Denistran.

In Favor 19 Abstentions 0 Opposed 0

A motion was made at 8:01pm to move to Executive Session by Laura Nietzer, seconded by Terry Gianniotis.

In Favor 19 Abstentions 0 Opposed 0

A motion was made at 8:13pm to exit Executive Session by Rob Burr, seconded by Laura Nietzer.

In Favor 19 Abstentions 0 Opposed 0

Committee Reports:

A) Activities: Linda Tonnessen and Jennifer Perez

Activities meeting planned for November 20th. Planning for Breakfast with Santa and discussion about committee participants for 2026. Have begun to put things on the calendar for 2026.

B) Beach: Linda Tonnessen

Fence repair at the beach will begin on Nov. 17th.

C) Boathouse: Travis Lizotte no report

D) Clubhouse: Anthony Giannantonio

See motion above re security camera upgrade. The carpet quote has been finalized. Also received quotes for internal and external work – ramp, painting, gutter and siding repair, external painting, bathrooms, bath lighting, maybe floors. Planning this winter to do a Saturday attic cleanout, volunteers needed.

E) Dam: Andrew Quirk

The valve was opened and closed numerous times during the month of October, with daily water height measurements made by members of the Committee in an attempt to accomplish the goal of minus 24 inches on the State mandated target permit date of November 1st. This was achieved despite a rainfall amount of 1.69 inches which correlated to an increase of 4.42 inches in the last two days of October. The valve worked without any problems. It is recommended that the current drawdown end on December 31st and notices go out to Easement holders. We are required to close before March 1st.

F) Bylaws, Rules & Regs: Laura Nietzer

Laura proposed a timeline for finishing the revisions by spring.

G) Docks: Dennis Decina

Requests for docks are being reviewed and committee has met with a few people on the list. Received the master spreadsheet from Karen. Assigned a dock to Cheetos Mexican Kitchen. Whiskey Wolf Tavern has been assigned a spot, and they will first build a bulkhead and a walking path to their dock location.

H) <u>Dredging:</u> Michele Denistran

Jim Jones thanked Michele for heading the Dredging committee. She will be joined by Shelby and Karen. Will provided some materials and Jess will consult on the finances. The Committee will be meeting this month to plan next steps. The sediment samples have been completed.

I) Easement: Michele Denistran

Discussion re upcoming public easement meeting.

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

The Committee dealt with the Health Department regarding a report that gray water was discharged into the lake at 105 Lakeshore Drive. Proof of pumping forms were requested on two properties. Storm drains were cleaned by DPW around the lake.

L) Insurance: Michelle Denistran no report

M) IT: Steve Ezratty

We now have a new secure site for online storage of documents, which requires a password. Since it may have many folders below it, there is a search feature.

- N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION
- O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones

<u>Bulkheads</u>: Andrew Quirk - Work is completed at Dover Cove, and residents and dock holders are pleased with the repairs and work performed on Parklands. Seven tires were removed from the lake bottom, and garbage and waste from the areas of bushes and undergrowth. Lyngbya was scooped out from the dry lake bottom at the shoreline and around docks.

<u>Encroachments</u>: Jess Nicosia - The committee reviewed the highlighted properties the Bellezza's sent in with their response and we found that most were either not issues, not on parklands, or had approval. There are a few properties to investigate further. After discussing with Environmental and Parklands, it was determined that the Bellezza's can keep their existing goose fence for now, and any other area fence violations will not be pursued until such guidelines are released.

A boat is being stored at the newly developed Race Track parklands area. This was reviewed and approved by Jim Jones/Parklands. Parklands issues at 3 Riverside have been remediated. Matter is closed.

- Q) Publicity & Public Relations: Joanna Piotrowski no report
- R) Security: Laura Nietzer
- S) Stumps: Jim Jones
- T) Weeds: Rene Manzo

Looking into using the Truxor t50 to remove lyngbya and some types of weeds next year. This is the same machine we used to open up Pioneer channel with a different attachment.

U) <u>West Milford Lakes Association:</u> Andrew Quirk, representative Guest speaker was Jay Casbarro Head of DPW. A second road sweep has been completed and possible third one may happen before year end.

NJCOLA: Fall meeting Oct 25th

Lectures: "Not all phosphorus is the same, and why this matters in lake management" Paul Sutphen, Aquatic Biologist, and

"How to combat lyngbya" Bob Schindler, Aquatic Biologist.

Dates have been scheduled for next year's UGLPOA Public Meetings:

Annual Informational Meeting: Sunday, June 14th, 10:00am Annual Public Meeting: Sunday, August 23rd, 10:00am

Annual Easement Meeting: Saturday, November 21^{st} , 10:00am

2026 Fireworks will be August 29th

A motion to adjourn was made at 9:19pm by Anthony Giannantonio.

Approved by acclamation.

Respectfully submitted, Margie Culhane, Secretary