

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
Annual Easement Meeting Minutes
November 22, 2025

Attendance

| | | | | | |
|-----------------------|---|------------------|---|--------------------|---|
| Burr, Rob | E | Grayson, Doug | P | Nietzer, Laura | P |
| Culhane, Margie | P | Hartig, Jason | P | Perez, Jennifer | P |
| Decina, Dennis | P | 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 | E | Manzo, Rene | E | Tonnessen, Linda | P |
| Gianniotis, Terry | P | Nicosia, Jessica | P | ----- | |

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

Attorney Present – James Romer Y/N

Members present – 42

The meeting was called to order at 10:08am by Doug Grayson.

PLEDGE OF ALLEGIANCE Doug Grayson, President

WELCOME REMARKS AND BOARD INTRODUCTIONS

Doug would like to publicly thank and acknowledge Don Smith for the amount of time and work he has devoted to various projects this year. Board members introduce themselves and describe their role on the Board.

TREASURER'S REPORT Jessica Nicosia

Our financials are in good shape. We have started to use our savings accounts interest for specific projects. We remain in bounds for the easement budget this year.

MEMBERSHIP SECRETARY REPORT Terry Gianniotis

Our membership numbers remain strong, this year we have 1493. Those numbers always move a bit each year.

COMMITTEE REPORTS:

Parklands Committee: Jim Jones, Chair

Camp S'mores is going well, all the rental groups have done cleanup so far. We have volunteers to move the portajohns (1 at each campsite). Rental fees cover the costs for maintenance and the portajohns. The far end of the island is always available for easement members when there are campers there. We will be placing a picnic table there for use next season. The Fire Department conducted search and rescue drills, and determined some good entry points for their boats.

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The corner lot by Longhouse was purchased at town auction to add to the easement and has been cleared for future use. The committee has been floating ideas about its use, such as making a park and a trail.

Dam Committee: Andrew Quirk, Chair

The current drawdown will end December 31st. Trees and brush have been cleared from the top of the Mt. Laurel dam. Fun Fact: he shared pictures of the cement bowl near the Utopia where UGL water goes when we are over crest. The water then goes down the mountain and eventually ends up in Monksville reservoir.

Bulkheads Committee: Andrew Quirk, Chair

Slideshow showing various fallen bulkheads. Examples of erosion, run-off, contamination etc. around the lake. Various photos of areas with no bulkheads and the consequences. Reminder that anyone performing work on bulkheads must contact the office and sign the Agreement first.

Environmental Committee: Andrew Quirk, Chair

The Committee organizes twice per year cleanups, but this year the showing was dismal. Litter around the lake ends up IN the lake. Please keep an eye out for the email blast next year. Jim Jones reports that after many years with no sightings, we now have mink around the lake near Witte Road.

Geese – We have been utilizing hazing, habitat modification, adverse conditioning (dogs with a permit), and egg addling. In a prior year we discussed removal and destruction but that is not being done as of now. Nobody on the board wanted to be in charge of it.

Weed Control Committee: Andrew Quirk for Rene Manzo, Chair

Andrew presented a slide show of algae blooms, lyngbya, etc. This year we have not had any harmful algae blooms. Blue green algae can be harmful or not. We are testing more frequently and get results quickly. We get closest to the limit in the middle of summer.

We are seeing more lyngbya, a mat-like algae, we don't know why yet. Don't swim in it. You can scoop it out, let it dry, and place in the garbage. Have a good rake or hook.

We have 95 storm drains into the lake. You may see excavators around the lake perimeter scooping out grits etc. in those areas.

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Dredging Committee: Michele Denistran, Chair

The Committee would like to thank Will Cytowicz for his work on this project, he gave us a good start. Where we are: have completed the survey, will need to do sediment samples and find a place to put removed materials. All volunteer hours are being used now, but will likely hire a consultant later in the process, which is usual. It is also usual that the project becomes more expensive as we go through the process, so the budget increases.

This summer we did some wet dredging to open the canal, where we relocated material under the water and it doesn't require lake lowering. Mostly moving sediment and runoff, not earth, so it is conducive to more modern removal methods.

Stumps Committee: Jim Jones, Chair

Jim commented on the passing of Warren Colnaghi, who ran a lot of projects in the past. He always had coffee and cake and cookies for everyone, set up parties and dinners for the board, was a good volunteer and a good friend.

Barge update - going to reskin the bottom of the barge, which is a major undertaking. It will be taken out by crane and put in the parking lot. It still has the original skin on the outside sections. We are putting aside money for eventual replacement; it won't last forever.

Security Committee: Laura Nietzer, Chair

Laura commented that the big focus is to keep trespassers off the lake. In this regard, boat tags are very important. Some people won't put their stickers on and give our security team a hard time when asked to. Also, when its windy and things blow around, a sticker identifies your boats, kayaks, etc. so the office can call you if they're found.

WMPD was here this summer and gave some summonses. Please make sure to follow NJ laws... every spring make sure your registration is up to date, your numbers match your registration, etc. Some of our younger guards will be moving on this fall, so anyone interested in joining Security please contact the office, and schedule a meeting with Ken.

Regarding dredging... if you use a leaf removal company, please tell them not to put leaves in the lake.

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BUDGET PRESENTATION

Easement Committee: Michele Denistran, Chair and Jessica Nicosia, Treasurer

VOTING INSTRUCTIONS: Michele Denistran

Ballot counters:

Jane Pine, 121 Point Breeze

Kathy Mathews, 66 Upper Greenwood Lake Road

BUDGET VOTE

Budget B - 59*

Budget A - 14

A la carte options available if you voted Budget A:

- #1 – 8 to increase sinking fund to reflect cost of future barge
- #2 – 10 expected increase to treat weeds, maintain parklands, and control erosion
- #3 – 8 increase due to rising costs/inflation
- #4 – 2 increase to account for Office Admin pay increase

Since Budget A did not pass, the four a la carte votes included under Budget A are also no longer applicable.

Question 1 – Do you approve of renaming the current “Future Motor Fund (Barge)” sinking fund line item to “Future Barge Maintenance and Replacement Fund”?

67 yes*, 2 no

Question 2 – Do you approve utilizing \$10,000 from the interest generated via the Easement accounts with RBC and the underlying Certificate of Deposits to fund the “Future Motor Fund (Barge)” sinking fund line item or the newly named (if approved) “Future Barge Maintenance and Replacement Fund”?

66 yes*, 2 no

Question 3 – Do you approve utilizing \$10,000 from the interest generated via the Easement accounts with RBC and the underlying Certificate of Deposits to fund parkland and lake bottom clean up?

66 yes*, 2 no

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GENERAL QUESTION AND ANSWER SESSION

Ken Hall, 7 Verona Rd – In the past we used to take about 50 families a year to court for non-payment of Easement. We had 100% collection rate on that. Also, when houses are up for sale and have back easement payments due, do we put liens on houses to collect. Ken would like the board to reconsider doing these two things. Terry responded that there is a project underway that addresses this subject. We work with house sales and have a high success rate with owner/buyer.

Question re Mt Laurel Lake and Upper Mt Laurel Lake - do Upper MLL residents pay easement? Terry responded that it is being studied very closely, and she is working with title companies and legal on these, going back to original deeds and sorting. Being as thorough as possible and the work is time consuming. When the project is complete she will eventually make a presentation.

ADJOURNMENT at 11:45am.

Respectfully submitted,
Margie Culhane, Secretary