

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 12, 2023**

Attendance

Becker, Heather	P	Gianniotis, Terry	P	Nicosia, Jessica	P
Burr, Rob	P	Grayson, Doug	P	Nietzer, Laura	P
Carrubba, Ysabel	E	Hartig, Jason	E	Quirk, Andrew	P
Culhane, Margie	P	Jones, Jim	P	Sarnowski, Karen	E
Cytowicz, Will	E	Lizotte, Travis	E	Tonnessen, Linda	P
Ezratty, Steven	P	Manzo, Rene	E		
Giannantonio, Anthony	P	Morrison, Debra	P	Open 1	

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

Attorney Present – James Romer Y/N

Public Session:

Gary Zielinski resigned from the Board but will continue to work with the Clubhouse Committee. The Board appreciates his service to the Board and to the community, and looks forward to his continuing participation as a volunteer.

With a quorum present, the meeting was called to order at 6:40pm by President Doug Grayson.

Doug appointed Anthony Giannantonio as Chair of the Clubhouse committee.
Approved by the Board.

A motion was made to approve the November Regular Meeting and Executive Session Minutes at 6:44pm by Margie Culhane, seconded by Laura Nietzer.

In Favor 11 Abstentions 1 Opposed 0

A motion was made to approve the December Public Easement Meeting Minutes as corrected at 6:45pm by Margie Culhane, seconded by Rob Burr.

In Favor 9 Abstentions 3 Opposed 0

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Treasurer's Report:

A motion was made to approve use of \$45K in the 2023 contingency fund to cover overage in Parklands at 6:48pm by Jessica Nicosia, seconded by Laura Nietzer.

In Favor 13 Abstentions 0 Opposed 0

A motion was made to fully fund the following sinking funds at 6:49pm by Jessica Nicosia, seconded by Rob Burr:

Security Motor: \$1000

Barge Motor: \$1000

Stumps sinking fund: \$1000

future Dredging: \$37000

Dredging loan: \$33,796.19

In Favor 13 Abstentions 0 Opposed 0

A motion was made to approve payment of the following POA budget overages from the additional money collected in POA dues in 2023 at 6:50pm by Jessica Nicosia, seconded by Rob Burr:

Accounting: \$300

Clubhouse Maintenance: \$2,893.15

Utilities: \$576.44

In Favor 13 Abstentions 0 Opposed 0

A motion was made to approve \$116.10 from stumps sinking fund to cover barge maintenance overage at 6:52pm by Jessica Nicosia, seconded by Laura Nietzer.

In Favor 13 Abstentions 0 Opposed 0

A motion was made to approve the November financials at 6:53pm by Jessica Nicosia, seconded by Terry Gianniotis.

In Favor 12 Abstentions 1 Opposed 0

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Correspondence:

1. 74 Papscoe Road: request to waive late fees.

A motion was made at 6:54pm that once the past due easement fee of \$3,119.70 is paid in full and the account at 74 Papscoe Road is current, then the past due interest will be waived by Jessica Nicosia, seconded by Terry Gianniotis.

In Favor 12 Abstentions 0 Opposed 0

2. 681 Lakeshore Drive: letter informing of intent to STR the property.
3. 10 Parlin Court: courtesy letter with documents for new septic (not on Parklands).

Heather announced that she will be resigning from the Board as of December 31st. The Board offered many thanks and compliments for a job well done. She will be sorely missed and her revival of activities for all ages has been greatly appreciated by the community.

Membership Secretary Report:

- **Membership Secretary - Terry**

Membership Numbers:	Nov	2023	2022	Difference
POA Members		758	756	-
Double dock		10	10	-
Total POA		768	766	-
Tenants (Renters)		15	9	+6
Specials (Stevens' Estate)		8	10	-2
Total Tenants & Specials		23	19	+4
Total POA, TEN, SPC		791	785	+6
Total Easement		1533	1613	-80

A motion was made at 7:22pm to move to Executive Session by Anthony Giannantonio, seconded by Laura Nietzer.

A motion was made at 8:03pm to exit Executive Session by Laura Nietzer, seconded by Anthony Giannantonio.

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Committee Reports:

A) Activities: Heather Becker

Breakfast with Santa was very successful with 111 attendees. Santa arrived by boat which was very exciting for all. Thank you to all the board members who volunteered. There is one more event this year. April & November 2024 comedy nights are being booked.

B) Beach: Linda Tonnessen

Will be purchasing sand again for 2024. We hope to reclaim some sand during the next drawdown. We saved a significant fund outlay by receiving some retired breakwater floats from Pinecliff Lake.

C) Boathouse: Travis Lizotte, no report

D) Clubhouse: Anthony Giannantonio

Some capital projects will get started this month such as vanities in baths, touching up walls, fixing the attic stairs, repairing the exterior half-moons over the windows, etc.

E) Dam: Andrew Quirk no report

F) Bylaws, Rules & Regs: no chair

Laura Nietzer, By-Laws Ad Hoc: There have been minor changes that will be presented to the board, and it is a priority to work on By-Law revisions in the upcoming months. Remember any changes to the By-Laws must be approved by our membership.

Link to By-Laws: <https://uglpoa.org/by-laws/>

At the November Board meeting we discussed this part of our By-Laws, that we have the ability *"To establish and assess penalties for violations of the Association's Bylaws and Rules and Regulations."* Penalties can be assessed for violations of the Rules and Regulations with board approval.

G) Docks: Karen Sarnowski no report

H) Dredging: Will Cytowicz no report

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

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The cleanup had seven volunteers. Despite this low turnout over a dozen large trash bags were filled with garbage that otherwise could have found its way into the Lake. It is astonishing to the Committee how many empty alcohol bottles are discarded along Warwick Turnpike and Lakeshore South, presumably by commuters.

With the use of Jim Jones' truck, not to mention his tireless hard work for the Community, it was possible to finally collect the garbage left by a resident on Riverside Drive. He also used the barge with Travis Lizotte to collect 12 bags of previously collected garbage on Blueberry Island.

A student from Montclair State University wishes to use UGL for her research project.

L) Insurance: Debra Morrison no report

M) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

N) Master Plan: Rob Burr

Submitted to the Board the draft of the Master Plan Introduction, Committee Submission Template, and Table of Contents for the indexed Word doc with submissions to date. See attachments A-C.

Schedule to develop and publish to our website by the June '24 Public Meeting:

- Jan: Board approval of the Intro, Template and Table of Contents
 - All chairs etc. will be sent submissions so far
- Feb: Chair etc. initial submissions sent to me and Office
- Mar: Chair etc. initial submissions to the entire Board
- Apr: Board approval of all Committee et al submissions
- May: Finalize UGLPOA Master Plan with Art, etc for Publication

O) Parklands: Jim Jones

Bulkheads: Andrew Quirk

Encroachments: Will Cytowicz

P) Publicity & Public Relations: no chair, no report

IT: Steve Ezratty

- 2023 IT Enhancements
- Secure Socket Layer Enhancements
- TOPS Database (Live Demo)

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- Employee Database (Live Demo)
- Web Site Stat Highlights

TOPS the company has been bought and is now called Enumerate. We now have updated menus on our website, in addition to updated apps and ssl security (encryption).

Q) Security: Laura Nietzer

The security boat will be winterized this month and will be put back in the water in the Spring. Please make sure that personal items have been removed from Parklands. When these items get blown into the lake, or fall in, they can become a hazard. Security has been called out during the fall a few times, after most people were done using the lake, to retrieve items floating before they sank. We encourage residents to check the areas around their homes.

Remember that all members must follow NJ State boating laws while boating on Upper Greenwood Lake. An additional new law regarding PFDs has gone into effect as follows:

“(f) No owner or operator of a recreational vessel less than 26 feet, including rowboats, canoes, kayaks, and stand-up paddleboards shall permit its operation between November 1st and May 1st, unless each person on board such vessel is wearing a securely fastened United States Coast Guard-approved wearable personal floatation device of an appropriate size while such vessel is underway. A person inside the cabin of a cabin vessel shall be exempt from this requirement.”

Security will be looking for a used jet ski for security's use next summer.

R) Stumps: Jim Jones no report

S) Weeds: Rene Manzo no report

T) West Milford Lakes Association: Andrew Quirk, representative

The Committee has written to the Township Administrator to propose that Short Term Rental units in Lake communities have the same application and permitting process that currently exist for Condominium Associations.

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A motion to adjourn was made at 9:26pm by Debra Morrison, seconded by Anthony Giannantonio. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary

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