

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 10, 2024**

Attendance

Burr, Rob	P	Gianniotis, Terry	E	Nicosia, Jessica	P
Culhane, Margie	P	Goebel, Emma	P	Nietzer, Laura	P
Cytowicz, Will	P	Grayson, Doug	P*	Quirk, Andrew	P
Decina, Dennis	P	Hartig, Jason	P	Sarnowski, Karen	P
Denistran, Michele	P	Jones, Jim	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 *arrived late

Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at 6:40pm by Secretary Margie Culhane.

A motion was made to approve the August POA Public Meeting Minutes as corrected at 6:38pm by Laura Nietzer, seconded by Rob Burr.

In Favor 8 Opposed 0 Abstentions 4

A motion was made to approve the October Regular Meeting and Executive Session Minutes at 6:39pm by Laura Nietzer, seconded by Jess Nicosia.

In Favor 11 Opposed 0 Abstentions 1

A motion was made to approve the November Regular Meeting and Executive Session Minutes at 6:40pm by Laura Nietzer, seconded by Michele Denistran.

In Favor 9 Opposed 0 Abstentions 3

A motion was made to approve the November Public Easement Meeting Minutes as corrected at 6:40pm by Laura Nietzer, seconded by Will Cytowicz.

In Favor 11 Opposed 0 Abstentions 3

Treasurer's Report:

A motion was made to approve the November financials at 6:43pm by Jessica Nicosia, seconded by Rob Burr.

In Favor 12 Opposed 0 Abstentions 0

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 10, 2024**

A motion was made at 6:45pm by Jessica Nicosia, seconded by Laura Nietzer to make the following journal entries:

Easement

\$4403.01 in Dam Maintenance overage covered by Dam sinking fund
\$2073.25 in Security expense overage covered by Marine and Parkland Patrol Payroll
\$3,951.93 in Weeds overage to be covered by contingency fund
\$19,093.97 in Parklands expense overage to be covered by contingency fund
\$19,502.64 in Erosion Control overage to be covered by the contingency fund

In Favor 12 Opposed 0 Abstentions 0

A motion was made at 6:47pm by Jessica Nicosia, seconded by Laura Nietzer to fully fund Dam sinking fund, Future motor purchase (security), Future motor purchase (barge), Stump and tree sinking fund, Future dredging, Dredging loan, and Erosion control sinking funds.

In Favor 12 Opposed 0 Abstentions 0

A motion was made at 6:49pm by Jessica Nicosia, seconded by Rob Burr to make the following journal entries in the POA budget:

\$4619.09 Insurance overage from general fund
\$6195.71 overage in Beach payroll to be covered by \$2,384.15 from Beach expense and \$3,811.56 from the general fund
\$1952.04 in overage in Asst employee payroll to be covered by PT employee budget line item.

A motion was made at 6:50pm by Jessica Nicosia, seconded by Laura Nietzer to move the \$2,315.83 in surplus from the 2024 firework contributions to the 2025 Fireworks line item.

In Favor 12 Opposed 0 Abstentions 0

Correspondence: for Executive Session

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 10, 2024**

Membership Secretary Report:

	Nov 2024	Nov 2023	Diff
Membership Numbers:			
POA Members	784	768	16
Double dock	7	10	-3
Total POA	791	778	13
Tenants (Renters)	14	15	
Specials (Stevens' Estate)	8	8	
Total Tenants & Specials	22	23	
Total POA, TEN, SPC	813	801	12
Total Easement	1561	1533	28

A motion was made at 7:02pm to enter Executive Session by Jess Nicosia, seconded by Karen Sarnowski. In Favor 14 Abstentions 0 Opposed 0

A motion was made at 7:15pm to exit Executive Session by Rob Burr, seconded by Will Cytowicz. In Favor 14 Abstentions 0 Opposed 0

Committee Reports:

G) Docks: Karen Sarnowski

A motion was made at 7:30pm to approve an irregular sized dock of 5'w x 16'8" by Karen Sarnowski, seconded by Laura Nietzer.

In Favor 14 Abstentions 0 Opposed 0

O) Master Plan: Rob Burr

A motion was made at 7:17pm to approve the Membership Secretary submission for the Master Plan by Rob Burr, seconded by Will Cytowicz.

In Favor 13 Abstentions 1 Opposed 0

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 10, 2024**

F) Bylaws, Rules & Regs: Laura Nietzer, Acting Chair

A motion was made at 7:20pm by Laura Nietzer, seconded by Karen Sarnowski for Bylaws Article 8- Section 3 – Meeting Notification: to now read “Meeting notices will be delivered to the member’s preferred contact information on file. Additionally, meeting announcements will be listed on the UGLPOA website and social media platforms.”

In Favor 14 Abstentions 0 Opposed 0

A motion was made at 7:22pm by Laura Nietzer, seconded by Karen Sarnowski to correct all spelling and grammatical errors in the Bylaws.

In Favor 14 Abstentions 0 Opposed 0

H) Dredging: Will Cytowicz

After the completion of our Sediment Sampling and Analysis Plan (SSAP) on 11/13, we are now at the stages of engineering, permitting, and developing bid specifications and construction cost estimates. The committee will have a phone call discussion with Princeton Hydro to curtail what the POA will need to do in order to get a quote from PH and to discuss how we can maximize our limited funds properly.

I) Easement: Will Cytowicz

On 11/23/24 we held the annual Easement Budget meeting. Budget B with requested increases passed, along with the questions that reimbursed the POA for the advancement for 111/115’s legal expense overages, reserving \$15,000 for any possible discovery expenses for the Bakalian suit, and the acceptance of Block 2018, Lot 7 (with reimbursement to the POA).

J) Entertainment: no chair

K) Environmental: Andrew Quirk

L) Insurance: Michele Denistran

M) IT: Steve Ezratty

New wifi and its related cost were discussed. Emma and Steve are working on updating the website, and photos are being requested. Board member biographies are being gathered for the website.

N) Legal: Terry Gianniotis

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 10, 2024**

P) Parklands: Jim Jones

Travis made contact with 48 Landing regarding the tree and stump. Access is very difficult and we are waiting on property owner's permission to cross the lawn, or we have to wait until spring and access it from the water.

Bulkheads: Andrew Quirk

Encroachments: Will Cytowicz

Q) Publicity & Public Relations:

- Discussion of proposed community poll regarding a geese cull, which was discussed at the Easement meeting in November (vote by raised hands at the meeting was in favor). See attachment.
- Currently in the process of organizing and updating the information for the new website in collaboration with Steve.
- The Upper Greenwood Lake Mirror (newsletter) hoping to go out January 2025.

R) Security: Laura Nietzer

S) Stumps: Jim Jones

T) Weeds: Rene Manzo

Some of the coves are under cover of the ice, which will diminish weed growth for next season. Will be expecting the new contract from Tigris, the weed company that Larry Kovar is working with, by February.

U) West Milford Lakes Association: Andrew Quirk, representative

No meeting this month.

A motion to adjourn was made at 8:08pm by Steve Ezratty, approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 10, 2024

Attachment A

Dear Upper Greenwood Lake Community,

We're writing to address a growing concern within our community: the significant increase in the Canada goose population in the Northern New Jersey area. This surge has led to challenges in maintaining the cleanliness and aesthetic appeal of our lake.

The Problem:

- **Excessive Waste:** Goose waste can accumulate rapidly, making it difficult to maintain the cleanliness and appearance of our lake and surrounding areas.
- **Lawn Damage:** Geese can damage lawns and landscaping through their foraging and nesting behaviors.
- **Aggressive Behavior:** During nesting season, geese can become territorial and aggressive, deterring recreational activities and posing potential safety risks.

Proposed Solution:

To effectively manage the goose population and maintain the quality of our community, we are considering a temporary culling program. **Culling involves the removal of a portion of our geese population by selective extermination.** While this may seem drastic, it is a proven method to control populations and mitigate the negative impacts.

Important Considerations:

- **Temporary Solution:** Culling is a temporary measure. Without ongoing management strategies, the population would likely rebound in approximately two years.
- **Ethical Considerations:** We understand that culling raises ethical concerns. However, it's important to weigh the potential impact on our lake's health and recreational opportunities against the ethical implications.

Your Input Matters:

We value your opinion on this important issue. Please take a moment to complete the following poll: [Link to Poll]

Your feedback will help us make informed decisions about the future of our community and its environment.

Thank you for your participation.

Sincerely,

Upper Greenwood Lake Property Owners Association