

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
December 9, 2025**

Attendance

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

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

Attorney Present – James Romer Y/N

Public Session:

With a quorum present, the meeting was called to order at 6:36pm by Doug Grayson.

A motion was made to approve the November Regular Meeting Minutes as corrected and Executive Session Minutes at 6:38pm by Margie Culhane, seconded by Rob Burr.

In Favor 14 Opposed 0 Abstentions 0

The November Easement meeting minutes were discussed. A correction was requested so approval now scheduled for the January meeting.

Correspondence:

1. Lina Wang 361 N. Lakeshore – Notice of STR.
2. Nancy Ferrero 51 Racetrack Dr - Notice of rebuilding.
3. Bobby Milchak Hanover Rd - email regarding his dock on Racetrack, question re relocating dock based on neighbor complaints.
4. David Wood & Jill Horowitz 43 Laramie – replacing deck, survey included, no parklands.

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A motion was made at 6:49pm to approve the November financials by Anthony Giannantonio, seconded by Laura Nietzer.

In Favor 15 Opposed 0 Abstentions 0

Membership Secretary Report:

	Nov 2025	Nov 2024	Diff
Membership Numbers:			
POA Members	763	784	-21
Double dock	8	7	
Total POA	771	791	
Tenants (Renters)	15	14	
Specials (Stevens' Estate)	8	8	
Total Tenants & Specials	23	22	
Total POA, TEN, SPC	794	813	-19
Total Easement	1499	1561	-62

A motion was made at 7:11pm to approve the bid for new carpet from Be Creative for \$16,022.83 by Anthony Giannantonio, seconded by Laura Nietzer.

In Favor 16 Opposed 0 Abstentions 0

A motion was made at 7:15pm to move to Executive Session by Terry Gianniotis, seconded by Dennis Decina.

In Favor 16 Abstentions 0 Opposed 0

A motion was made at 7:36pm to exit Executive Session by Anthony Giannantonio, seconded by Terry Gianniotis.

In Favor 16 Abstentions 0 Opposed 0

Committee Reports:

A) Activities: no chair, no report

B) Beach: Linda Tonnessen

Jan 16th winter bonfire on beach

Feb 20th Friday trivia night

C) Boathouse: Travis Lizotte no report

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D) Clubhouse: Anthony Giannantonio

See above motion to approve the installation of new carpet at the Clubhouse.

The new fence is installed, and more fenceline work will be done to improve separation. Camera system installed and running. Monitor in the office. Records 24/7 with a 90-day Save. Clubhouse and Dam Committees have access.

E) Dam: Andrew Quirk

The 24-inch drawdown has been maintained. Very low amount of precipitation this month. Estimates for repairs to the valve house are being obtained.

F) Bylaws, Rules & Regs: Laura Nietzer

See motion below

G) Docks: Dennis Decina no report

H) Dredging: Michele Denistran

See committee meeting report attachment A

**A motion was made at 7:57pm by Jim Jones, seconded by Dennis Decina
to allow the Dredging Committee to spend up to \$15,000 for immediate removal
of organic material from the lake bottom.**

In Favor 16 Abstentions 0 Opposed 0

I) Easement: Michele Denistran no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

The Committee met with Karla Risdon-Nugent, Certified Master Gardener, who will advise on plantings at renovated bulkheads and other topics related to Parklands.

L) Insurance: Michele Denistran no report

M) IT: Steve Ezratty

There are now new sections for Volunteers and Newsletter on the UGL website under "Contact Us." Steve gave a demo of the new AI phone operator/assistant he built.

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N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr no report

P) Parklands: Jim Jones no report

Bulkheads: Andrew Quirk

Work continues at a few sites around the lake using Permit-by-rule #19 as reference. N.J.A.C. 7-13-7.19, replacement, renovation, or reconstruction of certain water dependent structures. Advice was sought from Houser Engineering LLC at an on-site meeting on Lakeshore Drive, for any area that does not fall under the above rule. The Company may be hired to prepare applications in the future.

Encroachments: Jess Nicosia no report

Q) Publicity & Public Relations: Jennifer Perez no report

R) Security: Laura Nietzer no report

S) Stumps: Jim Jones no report

T) Weeds: Rene Manzo no report

U) West Milford Lakes Association: Andrew Quirk, representative

Ad Hoc: Centennial Committee: Andrew Quirk

A motion was made at 8:11pm to remove MEMBERSHIP COMMITTEE from the Bylaws by Laura Nietzer, seconded by Anthony Giannantonio.

In Favor 16 Abstentions 0 Opposed 0

A motion was made at 8:35pm by Dennis Decina, seconded by Laura Nietzer, to allocate from the POA general fund up to \$5,000 to repair the upper sign and rebuild the lower Upper Greenwood Lake sign.

In Favor 16 Abstentions 0 Opposed 0

A motion to adjourn was made at 8:43pm by Anthony Giannantonio, seconded by Andrew Quirk.

In Favor 16 Abstentions 0 Opposed 0

Respectfully submitted,
Margie Culhane, Secretary

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Exhibit A

UGL POA Dredging Committee Meeting Minutes

Date: 17 November 2025

Attendees:

- Michele Denistan
- Jim Jones
- Andrew Quirk
- Robert Burr
- Renee Manzo
- Shelby Sarnowski

Discussion:

The objective is to keep lake improvements a priority. These improvements include but are not limited to dredging, de-silting, sedimentation removal and the removal of stumps.

The focus right now is to take advantage of the current 2ft draw down and improve coves in need of attention.

Jim Jones and Andrew proposed minor work to areas in Witte, Audubon, Firehouse, Dover and Dell Coves.

The scope of work would be contracted out to local contractors and would possibly include Barbaris and DJ Sisoo.

Renee will speak with Tigris about other aquatic methods for lake improvement. These methods are not restricted to lake draw down and can be done in the spring.

The dredging fund would pay for the project.

Jim will follow up with contractors and provide quotes.

Discussion: Major Dredge

Shelby will reach out to the NJDEP regarding the terms of the 2017 loan.

It is unknown if the funding is still available.

He will also inquire about possibly applying for another loan.

It was agreed upon to continue to use Princeton Hydro as our consultants.

We need to pull all work done (surveys, SSAP, etc) and have them review what is the next step.

We do have most, however, we do not know if the surveys are still valid (dated 2021).

Michele will reach out to Princeton Hydro.

Analysis of the sedimentation survey and history of Audubon and Laramie Coves determined these to be critical areas and designated them as the coves to focus on as the dredging project moves forward.

Removal of sedimentation was discussed. The last dredging project had a positive experience with removal. No issues encountered with contractors and or loan reimbursement.

We agreed to try and meet monthly to keep communication and report the status of ongoing projects.