

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
Annual Public Easement Meeting Minutes
December 2, 2023

Attendance

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

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

Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at 10:07am by President Doug Grayson.

PLEDGE OF ALLEGIANCE

WELCOME REMARKS by Doug Grayson

BOARD MEMBER INTRODUCTIONS

EXECUTIVE REPORTS

Treasurer's Report, Jessica Nicosia:

We completed the 2022 audit and it will be available at the meeting. We continue to make all attempts to prudently manage our budget and even with substantial spend in maintaining parklands and the dam this year, and will do so again in 2023. We have cash on hand to support roughly 1.5 years of our current budget, which is a very prudent amount to have on hand for emergencies or to support the on-going maintenance of the lake in times of economic downturns. The RBC accounts are generating interest, about \$35K this year.

Membership Secretary Report, Terry Gianniotis:

Total easement is 1521 as of November. Last year the total was 1605, which is a difference of 84. Question by Paul Donoghue about the difference. Jess explains that the current software and database do not allow us to analyze at the level necessary to

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answer that, but the new software will have the analytics to sort and track information in more ways than we currently can. Terry comments that the office staff deserves kudos for keeping the current system going for so long.

COMMITTEE REPORTS

Dam Committee, Andrew Quirk:

Routine Maintenance was done on the Mount Laurel dam including clearing of brush and debris. The plate at the bottom is rusting slightly but is not in need of repair yet. New inundation maps are now required and have been submitted. This also required changes to our Emergency Action Plan.

Dredging Committee, Will Cytowicz:

In 2024, the Committee will investigate an alternative method to mechanical dredging called vacuum dredging. This method does not require a drawdown, but it does entail different logistical issues that the committee will have to navigate. Additionally, we will be submitting the application for a 2024-2025 drawdown and preparing for mechanical dredging projects during this drawdown period, which will include the NJDEP permitting process and announcements to the public.

Parklands Committee, Jim Jones:

Parklands activities were mostly consumed with aggressive tree removal. Sadly, it will likely continue. The committee welcomes new members Travis Lizotte and Jay Hartig, who both reached out to join Parklands and Stumps. They are a perfect fit, and we welcome their youth and new ideas moving forward.

Security Committee, Laura Nietzer:

The security boat has been winterized 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.

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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.”

The goal of this legislative update is to prevent hypothermia deaths and dangers to first responders.

Currently, the jet ski that is being used by Security is a personal jet ski, and the fuel, maintenance, registration and insurance is covered personally. The jet ski has proven to be valuable as a second lake monitor, to get into the shallower parts of coves, and to assist in boat towing. Security would like the opportunity to purchase a used jetski for additional lake patrol availability.

Stumps Committee, Jim Jones:

This year we added a new rotating grapple claw to the barge, enabling more efficient use. The barge had a complete overhaul in the spring, which will be an annual event since this machine takes a beating every season.

Weed Control Committee, Rene Manzo:

It was a tough year because there was no ice or snow cover during the winter, and then in spring we had lots of rain which meant we couldn't do weed treatment. It is a preemergent treatment that takes 30 days to have an effect. It is done in a 2-week rotation, meaning we do ½ of the lake one week and then the other ½ of the lake the following week. The weeds turn brown, and then waves and boats knock them down gradually. So, we are hoping for snow and ice this year. When the fan boat is out, they are sometimes treating the lake, and often they are just looking and monitoring. Because

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we now work to prevent a potential algae bloom, we don't kill ALL the weeds at once. Weeds are a biofilter and increase our water quality.

Environmental Committee, Andrew Quirk:

Andrew gave a PowerPoint presentation on the environmental challenges facing our lake. It included a history of how the lake was created, examples of how erosion, grits and other sediment, failing bulkheads, etc. create infill, how these things connect to water quality, and the costs, challenges, and logistics of removal/remediation of these threats to our lake's health. The presentation can be seen on our website here:

<https://uglpoa.org/erosion-control-presentation-dec-23/>

UGL was one of 5 out of 35 applicants to be accepted to the Montclair State Citizen Scientists program. Twice each month we submitted water samples collected with the assistance of Dave Surman, Kathy Straubel, and Terry Gianniotis. We had three "watch locations" this year. The Committee purchased the machine used for testing so that we can continue to test ourselves. The area by the swamp got close to advisory level at one point. Being enrolled in the program is ongoing.

The Watershed Implementation Study has identified 5 locations needing work using the money from the State: Dover Cove, Island Trail bridge, Passaic Drive, and parts of Lakeshore Drive. The area between the lake and Lakeshore Drive is narrowing each year and needs intervention or we will have problems with the road remaining stable. We have areas where grits have collected in the lake making deltas up to three feet high. These will need mechanical dredging.

As seen in the PowerPoint presentation, there is a need for bulkhead spending in critical areas and thus the committee requested a vote to create an Erosion Control Sinking Fund.

The township has a storm drain management club where you can volunteer to be a monitor/caretaker for one in your neighborhood. Contact Andrew through the office about how to sign up.

BUDGET PRESENTATION: Easement Committee Chair, Will Cytowicz

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Will explained the individual line items where a raise was requested and the rationale. The ballot choices were Budget A, Budget A with a choice of options, or Budget B. There were also four yes/no questions on the ballot which were described.

QUESTION AND ANSWER SESSION

BUDGET VOTE

Ballot counters Tracy Gorny and Peter Eitelbach

<u>Budget A</u>	<u>Budget A w/options</u>	<u>Budget B</u>
2	14	68

	<u>Yes</u>	<u>No</u>
Question 1	74	0
Question 2	74	0
Question 3	74	0
Question 4	63	11

Meeting adjourned 12:01pm

Respectfully submitted,
Margie Culhane, Secretary

Attachments:
Agenda
Proposed Budget
2023 Ballot

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CALL TO ORDER: Doug Grayson, President

PLEDGE OF ALLEGIANCE: Doug Grayson, President

WELCOME REMARKS AND BOARD INTRODUCTIONS: Doug Grayson and the full Board

EXECUTIVE REPORTS

Treasurer's Report: Jessica Nicosia, Treasurer

Membership Secretary Report: Terry Gianniotis, Membership Secretary

COMMITTEE REPORTS

Parklands Committee: Jim Jones, Chair

Stumps Committee: Jim Jones, Chair

Weed Control Committee: Rene Manzo, Chair

Dredging Committee: Will Cytowicz, Chair

Security Committee: Laura Nietzer, Chair

Dam Committee: Andrew Quirk, Chair

Environmental Committee: Andrew Quirk, Chair

BUDGET PRESENTATION

Easement Committee: Will Cytowicz, Chair

QUESTION AND ANSWER SESSION

BUDGET VOTE

ADJOURNMENT

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2024 Easement Budget	2023 Budget	2024 Proposed	Change	% Change	NOTES
Income:					
Easement Current	497,427.82	547,634.05	\$ 50,206.23	0%	2023 and 2024 budgets are based on 2006 easement holders.
Partial Payments					
Total Easement Current Year					
Past Years					
Late Fees					
Past Years Legal					
Past years Collections					
Past Years Nonlegal					
Total Past Years collected					
less: legal collection fees:					
Net past years:					
Total Income From Easement	497,427.82	\$ 547,634.05	\$ 50,206.23	0.00%	
Expenses:					
Dam:					
Dam Escrow Account Held in CD form	37,380.00	\$ 37,380.00	\$ -	0%	
Dam Maintenance & Payroll	6,500.00	\$ 7,800.00	\$ 1,300.00	20%	To account for increase cost of landscaping
Security					
Marine and Parkland Patrol Payroll	25,800.00	\$ 28,800.00	\$ 3,000.00	12%	Pay increases given to staff for longevity and to increase patrols
Security Expense	4,000.00	\$ 7,000.00	\$ 3,000.00	75%	For inflationary adjustments and additional police presence
Future motor purchase (security)	1,000.00	\$ 1,000.00	\$ -	0%	
General Expenses					
Utilities	7,738.00	\$ 8,050.00	\$ 312.00	4%	non-discretionary
Insurance	36,400.00	\$ 37,900.00	\$ 1,500.00	4%	Increase expected in premium, non-discretionary
Real Estate Taxes	40,249.04	\$ 41,860.00	\$ 1,610.96	4%	non-discretionary
Lake Management					
Weed Control/Lake	60,000.00	\$ 60,000.00	\$ -	0%	
Barge-Maintenance (motor, decking, storage, prop)	1,500.00	\$ 1,500.00	\$ -	0%	
Parkland Expense	18,000.00	\$ 18,000.00	\$ -	0%	
Stumps	10,000.00	\$ 10,000.00	\$ -	0%	
Stump Sinking Fund	10,000.00	\$ 10,000.00	\$ -	0%	
Environmental	4,000.00	\$ 4,000.00	\$ -	0%	
Future motor purchase (barge)	500.00	\$ 500.00	\$ -	0%	
Future Dredging	37,000.00	\$ 37,000.00	\$ -	0%	
Dredging Loan - Final year to collect 2036	33,796.19	\$ 33,796.19	\$ -	0%	
Contingency Fund	45,000.00	\$ 45,000.00	\$ -	0%	
Erosion Control	0.00	\$ 35,000.00	\$ 35,000.00	#DIV/0!	introduction of a new line item to address major erosion concerns
Administration:					
Office Expenses	3,000.00	\$ 3,488.86	\$ 488.86	16%	Increased cost adjustments. Last increase 2021.
Payroll (70% of full time employee costs)	47,216.00	\$ 50,522.00	\$ 3,306.00	7%	Board approved increase for FT employee
Payroll Part Time Employee	6,000.00	\$ 6,480.00	\$ 480.00	8%	Meet Min. Wage Increase
New Asst Employee	17,600.00	\$ 17,600.00	\$ -	0%	
Identification stickers	1,500.00	\$ 1,500.00	\$ -	0%	
Mailing, Printing & Postage	4,782.00	\$ 4,782.00	\$ -	0%	
Firehouse Maintenance	2,000.00	\$ 2,000.00	\$ -	0%	
Accounting (Audited Statements-mandatory)	4,375.00	\$ 4,575.00	\$ 200.00	5%	
Legal Retainer	2,000.00	\$ 2,000.00	\$ -	0%	
Legal for minor actions and reviews	14,500.00	\$ 14,500.00	\$ -	0%	
Web/IT Services	15,600.00	\$ 15,600.00	\$ -	0%	
TOTAL EXPENSE	497,436.23	\$ 547,634.05	\$ 50,197.82	9%	
PER EASEMENT	\$ 247.97	\$ 273.00	\$ 25.03	10.09%	

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2024 Upper Greenwood Lake Easement Budget vote December 2, 2023	Budget A Mandatory	Optional Items to Budget A. Vote for each additional item if not voting for all of A or B.	Budget B
Dam:			
Dam Escrow Account Held in CD form	37,380.00	<input checked="" type="checkbox"/>	\$ 37,380.00
Dam Maintenance & Payroll	6,500.00	<input type="checkbox"/>	\$ 7,800.00
Security			
Marine and Parkland Patrol Payroll	25,800.00	<input checked="" type="checkbox"/>	\$ 28,800.00
Security Expense	4,000.00	<input type="checkbox"/>	\$ 6,000.00
Future motor purchase (security)	1,000.00		\$ 1,000.00
General Expenses:			
Utilities	7,738.00		\$ 8,050.00
Insurance	36,400.00		\$ 37,130.00
Real Estate Taxes	40,249.04		\$ 41,860.00
Lake Management:			
Weed Control/Lake	60,000.00		\$ 60,000.00
Barge-Maintenance (motor, decking, storage, prop)	1,500.00		\$ 1,500.00
Parkland Expense	18,000.00		\$ 18,000.00
Stumps	10,000.00		\$ 10,000.00
Stump Sinking Fund	10,000.00		\$ 10,000.00
Environmental	4,000.00		\$ 4,000.00
Future motor purchase (barge)	500.00		\$ 500.00
Future Dredging	37,000.00		\$ 37,000.00
Dredging Loan -- Final year to collect 2036	33,796.19		\$ 33,796.19
Erosion Control	0.00	<input checked="" type="checkbox"/>	\$ 35,000.00
Administration:			
Office Expenses	3,000.00	<input checked="" type="checkbox"/>	\$ 3,150.00
Payroll (70% of full time employee costs)	47,216.00	<input checked="" type="checkbox"/>	\$ 50,522.00
Payroll Part Time Employee	6,000.00	<input checked="" type="checkbox"/>	\$ 6,480.00
New Asst Employee	17,600.00	<input checked="" type="checkbox"/>	\$ 17,600.00
Identification stickers	1,500.00	<input type="checkbox"/>	\$ 1,500.00
Mailing, Printing & Postage	4,782.00	<input checked="" type="checkbox"/>	\$ 4,956.00
Firehouse Maintenance	2,000.00		\$ 2,000.00
Contingency Fund	45,000.00		\$ 45,000.00
Accounting (Audited Statements-mandatory)	4,375.00		\$ 4,375.00
Legal Retainer	2,000.00		\$ 2,000.00
Legal for minor actions and reviews	14,500.00		\$ 14,500.00
Web/IT Services	15,600.00		\$ 15,600.00
TOTAL EXPENSES	\$497,436.23		\$545,490.19
COST PER YEAR PER PROPERTY	\$ 247.97		\$ 272.75
How to vote: You may choose the complete Budget A or the complete Budget B. You also have the option to choose individual changes to Budget A by voting for each line item that has a change via the check box next to that item. Vote only one column: Budget A, Optional Items, or Budget B.	A <input checked="" type="checkbox"/>		B <input type="checkbox"/>