

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
Annual Budget and Elections Meeting Minutes
August 19, 2023

Attendance

Becker, Heather	E	Jones, Jim	P	Tonnessen, Linda	P
Culhane, Margie	P	Manzo, Rene	E	Zielinski, Gary	E
Cytowicz, Will	P	Morrison, Debra	E		
Ezratty, Steven	P	Nicosia, Jessica	P	Open seat 2023	
Giannantonio, Anthony	P	Nietzer, Laura	P	Open seat 2023	
Gianniotis, Terry	P	Quirk, Andrew	P	Open seat 2024	
Grayson, Doug	P	Sarnowski, Karen	E	Open seat 2025	

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

Attorney Present: Chris Miller

POA Members attending: 57

Members were provided with the following handouts:

- Proposed 2024 Budget Commentary
- Proposed 2024 Budget
- Meeting Agenda

With a quorum present, the meeting was called to order at 10:06am by President Terry Gianniotis.

Pledge of Allegiance, Welcome Remarks by President Terry Gianniotis.

Terry thanked our longest serving board members, Gary Zielinski, Rene Manzo, Debra Morrison, and Andrew Quirk, for their time and efforts to care for and improve our lake. We appreciate their dedication (round of applause).

Membership:

POA numbers are up. We have 783 which is the highest ever, and higher than projected.

Committee Reports

Beach – Linda Tonnessen

Bonfire on the beach scheduled for Saturday, September 9th.

Laura Nietzer gave a presentation on the sand erosion situation at the beach with a brief history of recent sand purchases. Visuals from the presentation were on display at the Clubhouse for viewing.

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
Annual Budget and Elections Meeting Minutes
August 19, 2023

Clubhouse – Anthony Giannantonio

List of projects accomplished at the Clubhouse including new HVAC system.
Dance Party scheduled for Wednesday, August 23rd.

Discussion about creating new dock areas leads to Question: when will we do a capacity study because more docks = more boats? Andrew responds: Looking at studies from other lakes isn't always helpful because the size comparison doesn't quite match up due to the extent of our fish protection area. Also, it isn't easy to find a company to do one.

Andrew describes Passaic Drive issue where water and grits flow down the slope and directly into the lake. A proper bulkhead there would keep the shore from eroding and the grits out of the lake. The committee is currently mapping hot zones for erosion along with places where things are ok, then they will prioritize the sites.

NOMINATING TRUSTEE CANDIDATES

Jessica Nicosia nominates Andrew Quirk, seconded by Tanya Mekelberg

Anthony Giannantonio nominates Doug Grayson, seconded by Laura Nietzer

Mark Adelson nominates Margie Culhane, seconded by Joe Fox.

Anthony Giannantonio nominates Travis Lizotte, seconded by Tanya Mekelberg.

Travis Lizotte nominates Ysabel Carrubba, seconded by Kylie Klimek.

Will Cytowicz moves to close nominations, seconded by Laura Nietzer.

Candidates described their history and contributions to the community in the order nominated.

With five board positions filled by five candidates, no vote was necessary.

BUDGET VOTE

Ballot counters – Zoran Vukasovic and Lauren Engleman

77 in favor, 8 against

The Current Membership Dues being \$293.00, the Membership approved a 5.4% increase for a total of \$308.70 for membership starting in 2024.

Q&A

What to do about erosion? Limiting engine size, banning wake boats, banning PWCs are all solutions that have been put forth, but there has been no initiative to implement.

UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
Annual Budget and Elections Meeting Minutes
August 19, 2023

If any of these were considered, community input would be sought first. Public comments: make sure everyone knows the speed limit; make the community itself follow its own rules; make sure everyone boating on the lake lives here; the reality is that the usable boating area of our lake is not that big.

Ken Hall reports that the biggest problem is with guests using the PWCs of members – not wearing PFDs, not knowing or following boating safety laws, speeding. Second is paddleboard/kayaker guests or Airbnb people. WMPD was out last week giving summonses for no lifejackets, owners letting friends drive boats, no lifejackets on tubers, no lifejackets on kids in boats. Q: is there any way to limit the speed of the boats? Ken reminds everyone there is a 30mph speed limit on weekends and holidays, and 5mph at night.

The meeting was adjourned by President Terry Gianniotis at 11:22am.

Respectfully submitted,
Margie Culhane, Secretary