

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
DATE October 11, 2016**

ATTENDANCE:

Burr, Rob	[P]	Manzo, Rene	[E]	Sarnowski, Karen	[P]
Colnaghi, Warren	[P]	Marino, Joseph	[P]	Sarnowski, Shelby	[P]
Decina, Dennis	[E]	Nietzer, Laura	[E]	Straubel, Kathy	[E]
Donoghue, Paul	[Remote]	Patton, Jim	[P]	Veninger, John	[P]
Dowling, Kristin	[P]	Quirk, Andrew	[P]	Zielinski, Gary	[P]
Jones, Jim	[P]	Rees, Ginny	[P]		

P= Present

E = Excused

A= Absent

Attorney Present: James Romer yes no

With a quorum present, the meeting was called to order at 7:30 p.m. by John Veninger.

Motion was made by Rob Burr and seconded by Jim Patton to approve minutes of regular meeting of September as corrected.
9-Yea, 0-No, 3 -Abstentions

PUBLIC SESSION

CORRESPONDENCE:

- Building Permits:
 1. Septic Installation 111 Point Breeze Dr. → Approved
 2. Email Received from women who had claimed to have fallen on a clubhouse dock several days prior and requested information regarding our Insurance Company. Jim Romer was contacted and Dennis contacted our Insurance to file a claim. Tanya to follow up regarding current status.
 3. Letter from the Boy Scouts Troop 146 regarding delaying of Troop meetings from 7:30p.m. to 8:00p.m. They stated they could not continue to meet at the UGLPOA Clubhouse due to conflicts presented at the prior meeting.

MEMBERSHIP SECRETARY'S REPORT:

- Karen Sarnowski reported that there are 622 POA memberships this year, with 13 double docks, 15 tenants, and 7 specials for a total POA, TEN, SPC of 657=well above 635 of last year. Exceeded predicted numbers at 102%. Tanya contacted 4 delinquent payers for this

year, with 2 being new owners=may get a few more payments before year end.

- Collection Services agreement for REMIT to be sent to Jim Romer, with John Veninger to sign for approval.
- Easement at 1505 compared to last year at 1407 at this time.
- 2068 properties listed in UGL. Request list of Lots and Blocks in UGL that are owned by the town to place pressure on the town to get these back on the books to allow us to collect Easement on the properties.
- Review delinquent payments to write off the payments that we know won't be received. Also need to have a consistent response on what the collected back easement money will be used for.

TRESASURER'S REPORT:

- *UGL Treasurer's Report for month ending September 2016* presented by Paul Donoghue via telephone.
- Jim Jones to complete several projects before year end. May require some contingency budget.
- Discussed Beach Payroll going over ~\$5500, with only \$3000 excess from Maintenance Budget leaving the Beach total budget over ~\$2500. If chairs anticipate overspending, it should be brought to the board prior to exceeding budget.
- Gary Zielinski to request bids for front door repair at the clubhouse. Paul will ensure we can budget for the doors, in addition to the overspend in Beach.
- Joseph Marino made motion to approve September financials, Kristin Dowling second, all in favor

Easement Budget:

- Rob Burr requested that Paul Donoghue increase the Firehouse Income by 10% from \$2355.00 to \$2590.50.
- Stumps decreased to \$10000 due to current year spend of ~\$6800, to help offset increase from dredging project.
- Rob Burr to make advanced purchase of roofing materials to begin preparing for roof replacement on Firehouse and to keep spend close to budget.
- John Veninger suggested we take Bulkhead project money (~\$195,000) from reserve, and pay back the reserve money over time, to prevent further increase in Easement payment.
- John Veninger also suggested to propose that contingency excess year-to-year be applied as principal payments toward the dredging loan.
- Discussion surrounding what percentage of easement collections to assume when calculating increase necessary for dredging project.

UNFINISHED BUSINESS:

Graffiti on township property: no report

Unpaved roads: no report

Review of Master Plan submissions: no report

Retaining Wall: no report

SPECIAL PROJECTS:

Short Term Projects: none

Long Term Projects: none

COMMITTEE REPORTS:

Activities: Yoga is going ok, but attendance is up and down.

Clubhouse Concert Series-Presented by residents who are Broadway actors and are interested in putting together activities in clubhouse. Jim Jones presented concept of piano in clubhouse for community use. Jim made motion to lease a piano for \$1 a year with the value of the piano not to exceed \$1000 and upon approval of the contact. 11-Yea, 0-No, 1-Abstention

Beach: No Report

Boathouse: New storage contract has been updated with current market offerings. Rob Burr pursuing passed dues to be included in 2016 financials. Presented photos for \$300-\$400 in capital improvements on boathouse. Roof will need to be stripped when replaced, should be budgeted for over duration of remaining lifespan.

By-Laws: No Report

Clubhouse: No Report

Computers: No Report

Dams: No Report

Docks: No Report

Dredging: Rob Burr has proposed Boat Launch Cove, Sewell Cove, Laramie Cove, Bridge Bay Run, adding Jug Cove. Karen had proposed adding minimal clean-up at Dover Cove, Audubon Cove and Firehouse Cove as well to remove grits deposited from outfalls. Andrew brought up Mt. Laurel Lake Canal containing a lot of lily pads and it will be added to wish list.

Discussion surrounding the need for local dumping site to increase productivity and efficiency of dredging.

Easement: No Report

Encroachment: No Report

Environment: No Report

Entertainment: No Report

Executive: No Report

Insurance: No Report

Legal: No Report

Master Plan: No Report

Parklands: No Report

Publicity: No Report

Security: No Report

Stumps: No Report

Township: No Report

Weeds: No Report

Ad hoc committees:

Storm drains: No Report

New Business:

Joseph Marino motion to adjourn, Andrew Quirk seconded the motion. Meeting adjourned by acclamation at approximately 10:00 p.m.

Respectfully submitted by Joe Marino=corrections by Kathy Straubel