

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
July 10, 2018**

ATTENDANCE:

Jones, Jim	P	Veninger, John	E	Colnaghi, Warren	E	Manzo, Rene	P	Zielinski,
Gary	P	Patton, Jim	P	Grala, Ed	P	Gerace, Nicole	E	Becker, Heather
P Sarnowski, Karen	P	Marino, Joseph	E	Straubel, Kathy	P			
Decina, Dennis	P	Sarnowski, Shelby	P	Quirk, Andrew	P	Zemsky, Eric	P	
Donoghue, Paul	P	Dowling, Kristin	P					

P= Present E = Excused A= Absent P*present via Skype

Attorney Present: James Romer yes no

With a quorum present, the meeting was called to order at 7:25 pm by Paul Donoghue

A motion was made by Karen Sarnowski and seconded by Jim Patton to approve the June, 2018 regular meeting minutes, executive meeting minutes and the POA public meeting minutes as corrected.

11 yeas; 0 no's; 0 abstentions

Correspondence:

Notification from township of lots for sale on July 11.

Email from member about neighbor on Warwick Tpk. having pipes under dock and electrical line extending into lake, possibly being used to pump for irrigation. He questions if that's allowed. Board will let PO know that he should contact the township about the electrical issue.

Notification of septic system being installed on Neptune St.

Notification of septic repair at 28 Yardville Rd.

3 Verona Rd ó shed ó not on parklands

Extended deck 15 Glen ridge Rd. - not on parklands

Resident on Yearling handed out a letter to board members asking the board to reconsider our definition of short-term tenants as those less than 6 months in duration which means that these short-term rentals cannot use the lake. The board maintains the need for the short-term definition as a safety concern.

July Committee Reports

Membership: Karen Sarnowski:

Current Membership as of end of June 2018 was:

POA ó 619 (603)
Double Docks ó 12 (13)
Tenants ó 12 (14)
Specials ó 6 (5)
Total POA ó 649 (635)

Total Easement ó 1458 (1472)

(Numbers in parentheses represents 2017 numbers a year ago)

POA Membership numbers are starting to approach what our numbers were back in the early to mid- 2000s and is a good sign that our community is in fact, rebounding from the recession that hit UGL hard starting in 2008. Foreclosures are still out there and some in process so in all likelihood the numbers will climb even further.

As of 7/9 there is a list of 48 people who have not paid for docks. I will need to wade thru this list because some require additional work/research. I would say that we will probably get half of them in the next couple of weeks which will bring our membership numbers up quite a bit along with our late fee \$\$\$. I am also still in the process of assigning docks which in some cases will also mean new POA members.

Easement numbers are ranging a bit below last year which surprises me since we are continuing to move delinquent members to collections once two years of past fees are owed. Hopefully our numbers will pick up or we will be sending a lot more POAs to collections.

Legal collections, continue. Some issues with some.

PO on Point Breeze, property is next to the old tarpö house which is currently being renovated on the north point of Pt. Breeze and has been processed for collection (house is in a full state of disrepair, sadly). I had to sign off on a bunch of cases being sent to the courts for judgements and this was one of them. As I have stated in the past, I have to attest to knowing that the property owner is not an active military personnel. In this case, I could not. We could not get a fix on the age of the owner, I personally do not know him and have never even seen people at this house. So this creates a dilemma in filing since this must be completed for the court to find favor in a judgement otherwise they toss it. All of the legal work is done so Bob asked if we wanted to consider

hiring someone to find the owner and observe to determine if military. The owner has not signed for any of the paperwork.

If it would cost \$500 or less to investigate the military status; we will investigate and go from there. Board agreed.

Requests to extend our Special Membership Borders

Our current By-Laws state regarding Special Membership:

Section 5 ó Special UGLPOA Membership

Special membership in the Association is open and limited to any person (or persons) who own real property within the boundaries of the subdivision maps described in Section 2 (a) above which does not have easements appurtenant for lake and parkland use. Special membership in the UGLPOA is subject to the following conditions:

- a. The special member delivers a signed membership form to the Association and agrees to abide by its Bylaws, and the Rules and Regulations.
- b. The special member pays the UGLPOA special membership fee established by the Board and approved by a majority vote of the Board.

The status of the property owner as a special member and the annual renewal of special members must be approved at a Board meeting by a majority vote of the members present.

The Board of Trustees may reduce or suspend special memberships as they determine this action is in the best interests of the Association.

Section 6 ó Special UGLPOA Membership Privileges

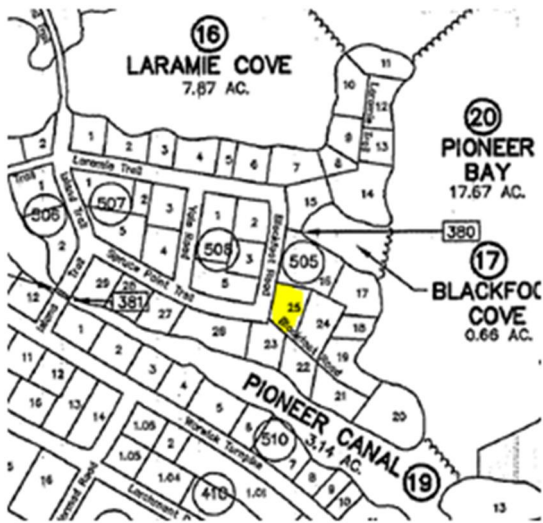
Special members shall have the privileges granted to a standard member, except that a special member may not serve as a Trustee and may not vote.

We have had some requests to extend our border of membership to include property owners that are just outside of the deeded easement land tracks but still in UGL-see highlighted map. Areas of specific requests have been from Riegler Road, properties that are further down Warwick Tpk. and properties that are further down Long House Rd. Thoughts on this?

On a similar topic, we had a Special Member at our past Public POA meeting. Since there was no formal voting at this meeting it was not a terrible problem, but the Special PO believes that she can now attend all meetings as long as she doesn't vote. We did send her a letter that she is not allowed to attend future meetings, voting or non-voting meetings. Reading the By-Laws above, it does not say they cannot attend but just simply that they cannot vote. I believe as the By-Laws read that we cannot deny attendance at our meetings but would need to be very careful about handing out ballots for voting and even hand counts which does make it difficult for hand counts. Thoughts?

Request for Special Membership:

2A Blackfoot Not in Easement



This PO was sent to Legal Collections for past due Easements on a property he purchased. After exhaustive search it was determined that this property is not in the UGL deeded easement. There may be other lots over there that are also not in, I do not know. So we spent a lot of money on legal fees with nothing to show for. But this family would like to be able to join the POA as a special member. All others in neighborhood enjoy POA membership if they wish.

Gary Zielinski made a motion and Jim Patton seconded to allow the resident of Block 505, lot 26 into the POA membership as a special member.

Approved by acclamation

Back in April we had discussed a request from a POA's son who represents his father (he is 86 years old with health issues) in his financial dealings and whom owes \$4500 +/- in past easement fees and interest to waive some of the monies owed due to the circumstances. The family was looking to purchase the adjacent lot to merge with the smaller lot the father owned and be able to build on the combined lots. If they could not work something out they were considering giving the father's lot to the town. We approved a reduced amount and gave them 90 days to pay the amount. We were contacted on 7/5 asking if we can extend our offer to allow payment by 10/20/2018. They are trying to sell the parents' home to take care of numerous financial obligations (us included, I assume) and would like additional time since the sale has not occurred to date.

The board agrees to wait till October for the payment

Treasurer's Report- Nicole Gerace

Tabled till August

Kathy Straubel discussed the fact that the beach budget for next year may need to be increased due to new health inspection rules regarding the number of guards needed on duty

Karen Sarnowski discussed the dock budget may need to increase due to dock removals, etc.

Heather Becker discussed that activities would benefit from having an actual budget instead of relying on money made from activities to run other activities.

Paul Donoghue recommends that committee chairs work with the treasurer prior to the August 14 meeting to determine how budget will be affected.

Unfinished Business:

1. Graffiti- no report
2. Tree removal by UGL sign: Dennis Decina has 2 estimates for taking down tree. He will follow up.

Committees:

A. Activities: Heather Becker and Ed Grala:

July 21st: Farmer Phil Band Playing at music under the stars. Event will take place from 7 PM - 10 PM. \$10 admission charge. Thank you to Ed Grala for securing this band!!

Myself, Ed Grala along w/his wife Donna (volunteer), Heidi Becker (volunteer) and David Drolet (volunteer) will be running event.

I've been in discussions with Tanya about having this listed on the board at the top of the mountain. It was posted today. Reason for delay was a broken hinge on the door to the board. Will needed help to open the door as the hinge made it difficult for one person. An email blast was sent last week and I have posted it on the UGL Facebook page. I will also be hanging a flyerø in Nunzioø as well as the Pioneer. Tanya will also send out another email blast as the event gets closer.

Aug. 25th: Midnight Dawn playing at music under the stars. Event will take place from 7 PM - 10 PM. thank you again to Ed for securing this band as well! \$5.00 per person. No food.

I will not be at this event as I'll be on vacation and will not be available from Aug. 24-Sept. 1st. Ed Grala along w/his wife Donna (volunteer), Heidi Becker (volunteer) and David Drolet (volunteer) will be running event. I'm sure to have other volunteers as well.

Joe Marino is currently listed as co-chair for Activities. As most of you are aware, Joe has taken on many active roles. His responsibility and volunteering, in other areas, has grown. I've been in discussions with Joe regarding. I'm sad to say that Joe will be removed as co- chair. He does not have the time to commit right now. Ed Grala has eagerly taken on and streamlined various items with activities. I have been in discussion with Ed about actively being listed as co- chair for Activities. I'm happy to say that he has accepted!

In regards to the UGL Junior fishing club. I have been in discussions with Dennis in regards to insurance. He has informed me that our insurance carrier has allowed up to five children to be covered under our current insurance policy without additional cost. I have been in discussion with Laura (the woman looking to run the club) and she is eager to start up in 2019. I will be in discussions with Tanya to see availability of clubhouse.

Jim reported that 86 participants attended the fishing derby. Everyone had a great time. Moe Mountain contributed many prizes including fishing poles.

Karen discussed that the wives of the firemen were under the pavilion during the fireworks display, which is really unsafe. Security will need to communicate that non-fire department people are not allowed in the pavilion.

B. Beach: Kathy S:

I have created an evaluation tool to use with lifeguards which assesses their performance throughout the season. Sammie and/or I will meet with each guard at the end of July to give them a mid-season review which notifies them of any areas that they need to improve. The end of season review will take place at the end of August. These reviews will inform decisions on rehiring and raises for next year.

We had a surprise health inspection last week. Some minor issues needed to be addressed - tacking down metal on stairs, covering metal on slide stairs, repainting no diving signs. Major issue was number of guards per 100 feet of beach. Health inspector estimated our beach size at 400 feet which would mean we would need 3 guards on chairs and we don't have the staff for that. Sammie and I measured the beach and we are at 294 ft., which means we need to 2 guards on chairs. This is one of the new beach regulations this year. This does stretch our staff, so we have hired 2 more gate guards, which I was trying to get away from to save money. I'm going to do a quick estimate of beach payroll with this dynamic to ensure that the budget for next year will cover the staff we need to employ.

Hot dog roast is Saturday July 28, 12pm - 4pm; Sammie is getting all activities and games set up and making a schedule for volunteer grillers. Please let me or Sammie (973-934-9885) know if you can volunteer ½ hour of your time on that day. We would really appreciate it.

Netting needs to be installed in beach pavilion. Jim Jones got a materials estimate from a local contractor which is very reasonable. This needs to be scheduled with parklands work crew. Health inspector listed this violation as pending, which means she will be back to check that it's done.

C. Boathouse: Kristin Dowling:

SAME REPORT AS JUNE: All boats have been removed from the Firehouse.

On May 26th, three tenants removed their boats from the firehouse. One of the tenants failed to open the garage door high enough and the top of his boat hit the bottom of the garage door. This cause minor damage to the bottom of the door and pulled the door off the track. I called my husband down to get the door back on the track so that I could secure the building. Once that was completed, the tenant wanted to put a couple of screws in the bottom of the door. I said no to that. I contacted both Jim Jones for advice on how to handle it and John Veninger to report the incident. They were both going to inspect the damage.

I think that this incident goes to show that a board member MUST be present as boats are moved in and out of the building. If the old practice of giving people the combination was still in effect, the tenant could have fixed it and by the time it was noticed no one would have known who did it.

The tenant is aware that he hit it as we used his tools to get the door back on the track.

Need a board member to take over chair of boathouse.

D. Clubhouse: Gary : Committee is considering raising rates for rentals to support repairs, etc.

E. Computer-John Veninger : No report

F. Dam: Andrew Quirk:

The Dam and its appurtenances were found to be in satisfactory condition in the 2018 Formal Inspection conducted in May by Jerry Cross. PE.

The only new item mentioned was flaking of paint from the spillway wall that was painted two years ago. Other items to be addressed were those voted on last month, namely trash-rack, seepage through construction joints and replacement of the gate stem, stem guide and operator. Parts have been ordered and progress is therefore being made.

In long term monitoring and maintenance it is required that we assess lake level and rainfall to correlate rainfall/runoff.

G. Bylaws Rules & Regs: Karen Sarnowski: No report

H. Docks: Karen Sarnowski:

It has been a very busy month for docks. At this time, there are nine POs in the process of installing docks in spaces assigned. There was a bit of a mix up with the installation of one dock in the new CH cove area resulting in another dock assignee unable to install their dock and prompting me having to check and meet with the installer to correct the location. All is good now and the other two docks left to install in this area (aside from the one spot being left for the adjacent property) can move forward with their installs. There were some challenges in the area of installation with ledge rock in the lake bed preventing post install and we are trying to work the docks around this install obstruction.

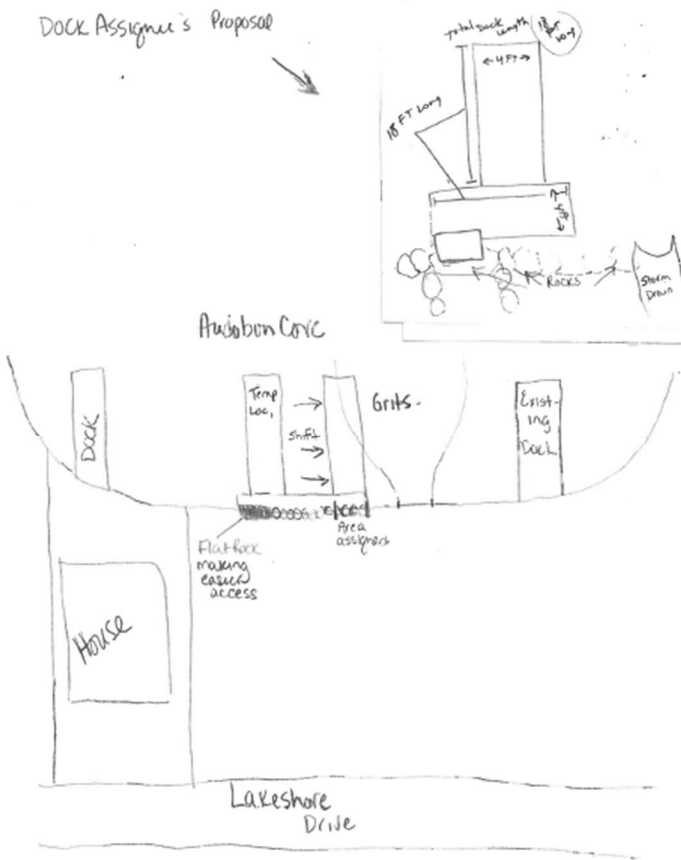
I have 3 people in process (setting up appointments, meeting with them) and possibly an additional person to be assigned to an unpaid dock of an owner whose home is for sale and he has already re-located. That one will be easy. The rest are all work and time. After that I have three more people on my original list, but there are six, nope seven, one came in today, new applications that have come in. In those is someone who is discussed below, another is a house flipper for a property for sale that isn't even the owner and the newest one is in the rear yard which will be relatively easy. My goal is to try and get these all wrapped up before I head out on vacation. I also plan to be up in Maine for a good part of August so unless I get these done now in July I doubt I will get to them in August. I have been spending A LOT of time assigning and working on assigning docks this year to get the list to no one or even just one or two. We do have some people that are waiting for just specific spaces and a few that are willing to take a spot until their specified location has an opening. I try to convince everyone that wants to wait to not do that since spaces are getting tighter and tighter and they can get a dock elsewhere until something opens. Some people are not interested in this option. Oh well. I try, that is all I can do.

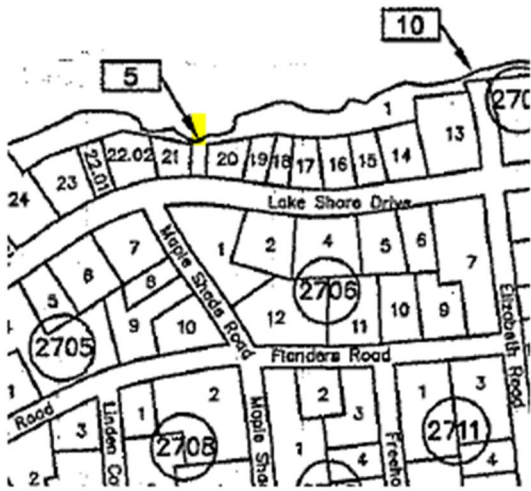
We have had a PO across from a newly assigned person who called and complained and then came to the office and gave Tanya a difficult time. She told him that the person is a really nice person giving up their spot for another at his own expense in having to get a dock and take the time to install it etc. Haven't heard anything further from that individual.

Someone complained on Passaic who has lived in the neighborhood since 1957 about no one taking time to keep the Parklands neat and trim. Wasn't happy with the dock users / his neighbors. Said he used to mow all the areas near him but no one even thanked him. He did stop mowing last year. He was disgusted. Don't blame him, at least people could say thank you and offer him a couple of bucks for the gasí ..

I met with the POs who had complained last year that their dock location was reassigned. These POs hadn't had a dock in the lake for many years and their assignment there was unknown to me and I was actively trying to put someone in the location and eventually did. Soon after they complained. We had offered a different spot in this same area and I had marked out a spot to install but ended up meeting with the PO since his builder asked to do something different. The area along the lake is uneven rocks making getting over the rocks a bit of a challenge. Furthermore the area to the right of dock placement is full of grits making placement of a boat impossible, especially when water levels lower. The builder spied a flat rock further to the left of where I had marked out for the dock to be installed. This is closer to the adjacent property owner and would feel more like an encroachment on them (but it is not a true encroachment since it is all parklands, but I understood his point, his boat would be behind his house somewhat). He would like to utilize the flat rock as a stepping stone down to a walkway that can be extended over to the location where I had put him and then shift his dock over once the grits are cleared. I am ok with this plan with the exception of length of the walkway. I do not believe it needs to be 18' long and 4' wide is excessive. I am going to measure how long I think it needs to be and let the board know during discussion and I think 3' wide for the walkway is fine. This location is a bit of a challenge with shallow depth, the current grits, not to mention the current weeds here. See attached handout for layout of proposal.

Shelby Sarnowski made a motion and Jim Patton seconded the motion to approve the nonconforming dock described above in Audubon cove. Approved by acclamation





A new Dock Sharer has contacted me regarding the length of the dock that he is sharing. He has asked permission of the DO to request extension so that his pontoon boat is sitting in water and not ground. This location is by Maple Shade (east side of lake).

This dock has been here for many years and is in the location of a storm drain where there are many grits in the lake. It has never been used for a motor boat, just simply for sitting on and launching non-power boats. Its current length is approximately 12ø long, water depth at end of dock is 9ö. 12ø out further (saying the dock is 24ø long) it is 15ö. The dock that is to the right of this dock extends out further than this dock would at 24ø long. Water depth at 20 & 22ø off of the end of dock (making dock length 32ø-34ø long) is 24ö. His pontoon boat is grounded when tied to this dock currently. If weather continues to be on the drier side it will soon be beached for the season.

I am requesting that we allow him to extend out to 34ø so his boat can be tied securely and in water, even if we lose more depth due to evaporation. I know it seems crazy but I know this area personally, having pulled stumps here following one of our stump freeing events and the water is very shallow in that area b/c one, it is receded more so than the surrounding areas and two because of the grits.

Dennis made a motion to approve the 34ø dock as described above; Andrew seconded Approved by acclamation

I would like to make a written policy regarding dock delinquencies. Backstory: In 2014 we learned of a PO that was using a dock for 7 years without paying for POA membership. He had moved into the property and took over the dock as his own that the prior owner had used. A ðocksquatterö. I donø believe he had a boat. And in addition to not paying the POA dues, he did not pay his Easement. We collected Easement fees of \$1700 from him in 2014. And informed him that he must pay POA dues to have a dock. He paid them in 2014. In 2015, no easement fees or dock fees, had to send a letter threatening to lose dock. Paid up. In 2016, no easement fees or dock fees again, same routine, paid up. In 2017 we said if not paid for by 7/1 he is losing the dock. We shouldnø have to chase someone year after year. Of course, he didnø pay. Sent him a letter that he was no longer a dock owner.

I assigned someone to the location later in the summer last year. He has told the new DOø that it is his dock and that we are mean and take away docks for no reason. They said they didnø want to take his space or dock. We told them that that is not what happened and that the space is theirs. In the meantime, the original DO has

submitted an application. I would like to deny it based upon his payment history and our having to chase him every year for payment. Additionally this is not the first person that we have had to chase year after year. I would like to suggest that if someone loses a dock due to non-payment or consecutive late payments and/or requirement of legal intervention to collect, then they must wait 3 years before a new Dock Space Application is submitted and show timely payments for the Easement fees for those three consecutive years for us to consider assigning them a new dock space. If we are required to go after them for Easement or POA monies because of payment tardiness following dock space assignment we will immediately suspend their dock privileges and not accept a new application from them for a then decided term of time.

The board agrees that this policy will be followed going forward

As I have been saying space for docks is dwindling. As I go around the lake, I see many areas where more docks could be placed but because people are parking at bulkheads in those areas versus at a dock, space is not available. If a boat needs to pull up alongside to park at a bulkhead then a greater spacing is required. I am working hard to get as many people as our lakefront property allows for docks. This will help. It is our job to provide for as many dock spaces as we can within our perimeter property and DO's taking more than their fair share needs to stop. I would like to propose that effective 1/1/2019 that Bulkhead Parking will no longer be allowed at these identified areas and that a 4ø x 18ø dock must be installed for perpendicular parking of watercraft.

Notification would be sent this fall to allow DO's the ability to install a new dock in the location designated by the Dock Committee, when the lake is lowered for lake work, if they so desire.

Karen will send email with addresses so board members can view this.

This same line of thinking/planning I would like to propose that Effective 1/1/2019 second docks in publicly accessible areas will no longer be allowed for existing property/dock owners. This will give us six additional dock locations.

Jim Romer will need to be consulted about legal issues around this.

And again in this line of thinking/planning, I would like to propose that all lakefront property owners need to install / re-install their docks within 20 feet their property line or the line that their property line would follow on a straight path to the lake over the parklands. This follows along with our spacing of docks, prevents neighbor issues and especially prevents property owners adjacent to accessible areas blocking docks from being installed near ötheirö property, which is in fact, parklands. I am seeing this all around the lake. Lakefront property owners want to keep people from using space near their homes. **BOARD DECISION NEEDED** No decision made.

Landing Road Lakefront Properties

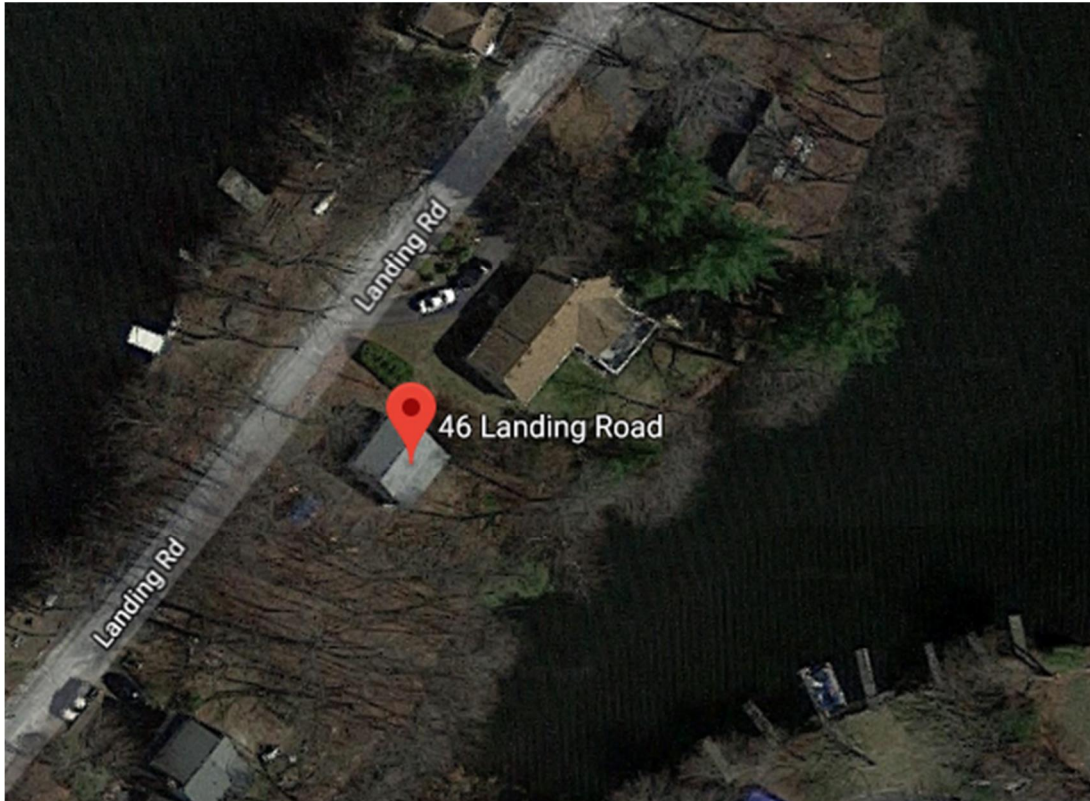
There are two properties on Landing Rd. (see pic) that are actually lakefront on Yardville Cove but have docks across the street from their properties. At one time the lake area on Yardville may have not been conducive to having a dock behind their homes but since dredging this cove, it is. Again see the picture which shows you perfectly how accessible the lake is to the PO's. In the past, we had requested of the one PO to install a dock and it wasn't until I was recently over in the area assigning some people that I noticed the lake behind the other

property. The area of the docks that these properties have, could potentially give space to 3 docks if the existing docks are brought into conformance of 4 x 18 (existing docks are very oversized) sizing.

I would like to send letters to both POs that as of 1/1/19, they will no longer have rights to the docks across the street since they are in fact lakefront properties and that these spaces will be assigned to people who are waiting for a dock space. I will also give them the option to take the docks that they are currently using and modify them to be compliant with our rules and regs for reinstallation behind their properties into Yardville Cove.

Please note that the PO that had been sent past letters had his house for sale and we figured it would be sold and new owners would just be assigned behind the house and didn't address it with him last year. The house is no longer for sale therefore, we need to act.

The board agrees with the policy.



Clubhouse Dock/Dock Space Issue

On 6/7/18 an email was sent out to a Dock Space Owner requesting installation of a dock within 3 weeks of time. Past History: In 2015, after years of dock neighbors fighting with one dock being in disrepair we removed the dock that was in disrepair. We had had years of requesting dock be repaired and got nowhere. At this point the dock was not structurally sound and was leaning fully into the adjacent dock neighbor's space preventing his installation and docking of his boat. Since that time we have told the DO (actually DSO-Dock Space Owner) that they needed to install a dock. At the same time POA dues were paid late for each year and promises that a dock would be installed but no action. Having open spaces in the MOST visible area in our community causes frequent questions from those waiting for a dock and is not defensible. Therefore the final letter to install a dock or it would be re-assigned. No response until the week before a dock was to be in place (Friday-6/22) with a message to "please let me know when you are available for a call". On Mon. 6/25 a second email stating she had replied now, twice and asking for availability to discuss. Tanya replied on Monday with calls to both of her listed numbers but both calls went to voicemail. She emailed back that she was out of town and not be able to call until after 4pm and offered to call tomorrow, Tuesday around 11 AM. Tanya responded with the office

hours and the message from the Dock Comm. that if she wished to keep the space then the time to install is extended one more week to 7/2. No exceptions. She also pointed out that a certified letter had been sent and received 4/10/15 to remove and repair the dock or you would lose your space which you did not address and our volunteers removed the dock and in good faith we have allowed her to keep the space and nothing had been installed for those 3 years.

She then claimed to never have received the cert letter (we have a signed receipt) and that they had made repairs over the years and that disrepair was due to others parking at their dock and that the Patrol had to remove people from their dock for them to have access and then she wrote: "I will contact you but would like to see the document with the rules and regulations that require that I must have dock placement in the area (I understand others desire to have the space and the requests for the (prime location) location)."

My response: You are correct that our Rules and Regulations do not specify that a Dock Space assigned requires a dock installation. It shouldn't have to.

We do not allocate a piece of real estate. We assign a space over the water that you are to install a dock. It's pretty plain and simple.

We have a limited amount of areas where docks can be installed and we aren't holding spaces for people. If you don't want to install a dock that is fine, we will reassign the space. You have had years to do this and you haven't and we can no longer wait, the reason for the original letter.

You were sent the email on June 7 and did not respond until 6/22, one week before you were due to install or lose your space and now you are suggesting that we don't state in B&W that you are required to install a dock. That's pretty over the top. You were given an extension until Monday, July 2. We have been trying to work with you for a number of years but it doesn't seem that you are working with us. We cannot extend past this time. Either install the dock or it will be re-assigned.

Her final response:

I disagree with your assessment of this situation, as we did work with the association, installed, repaired; reset, etc. multiple times and trust I have paperwork, etc. to prove the costs associated.

The Rules and Regulations are written for a reason, not for optional enforcement based on individual interpretation.

I do read and pay attention to the written documents provided and as you state: " You are correct that our Rules and Regulations do not specify that a Dock Space assigned requires a dock installation."

Further, "It shouldn't have to" is not a viable defense for your tone and disingenuous response.

I never asked that you provide me with Real Estate or sell me a piece of property. However, you have no problems cashing checks for the easement payments and membership payments annually (following your tone here).

I have always paid both the easement and membership dues, even when the membership meant limited ease of use and time for working families, etc. I supported my community.

If you sent the letter by registered mail it should have had a signature and delivery date, I would appreciate a copy of the Registered Mail Receipt, if you have the documents for my records and any further actions if necessary.

Considering the new restrictions, etc., I am not able to accommodate your timeline(s) with labor and installation and therefore, with objection, release the dock area back to the committee. I am sure that the dock has already been reassigned, considering how "critical the spacing" is.

So the space is being reassigned. I give all of this info so that everyone can see the work that goes into some of these situations. And to discuss, is this interpretation on my part? Should our R&R spell out that when a person is assigned a Dock Space that a Dock is to be installed into that space? My opinion is already here but want feedback from everyone sitting on this board that my thinking is not jaded(or is) and that we expect a dock in the space, or not.

The board agrees with the decision.

I currently have a DO who in the past was told to move his jet -ski ramp next to his dock. Actually it should have been the reverse, since his dock is at the edge of where his property line would continue to the lake. He also has a beach which he responded with that it was gravel. So we will describe it as a material other than grass, which the rest of his yard/parklands has that runs to the lake's edge. I will have correspondence to discuss what to do with this situation particularly to him.

It's been a very long month ..

I. Dredging: Shelby Sarnowski:

We had Larry probe both Sewell and Firehouse cove to get approximate depths of organic material. It turns out that there is less than a foot in both coves so we will not be hydro raking these areas. We would like to have Larry probe the 3 coves that are up for dredging this coming winter. It would be good to know how much organic material is in these coves, if any. The cost would be around \$1,200 (so far he has charged \$400 for each cove). It may be good for us to probe all coves that we plan on dredging in the future.

Joe reached out to another hydro raking company to get some information. They notified him that NJDEP is requiring permits for hydro raking now. They will get back to us with more information.

Surveying and Wetland delineation has been completed for the permitting. According to Houser, GP13 may not be needed due to the lack of wetlands in the 3 coves. Plan is to submit drawings/application to DEP by end of this week / early next week.

Executive:

The following board members are up for election: Kristen Dowling, Heather Becker, Eric Zemsky, Gary Zielinski and Dennis Decina

J. Easement: Paul T. Donoghue

The same individual who previously tried to present documentation that he had easement rights transferred to him (cannot do that), again visited the office and presented a life tenancy document. Our legal counsel has been asked to review and will advise.

2 members attended the easement meeting prior to the regular meeting to ask that weeds be addressed: 369 Lakeshore, 44 Laramie

K. Entertainment:No report

L. Environmental: Kathy Straubel:

We have heard from Professor Wu at Montclair University concerning preserving Algae Biodiversity.

Algae is the ultimate source of food for aquatic biota. New Jersey is now facing a major issue with the invasive, toxin-producing algae taking over the ecosystem.

<https://crowdfund.montclair.edu/nj-algae>

Rene has been in contact with Larry about getting an estimate for periodic water quality sampling. This was suggested by PH, but was cost-prohibitive if done by them. If cost is reasonable we hope to begin monitoring this summer.

Eric has information about the tree planting program. A second round of may be available. He will investigate.

Thank-you to Nicole, Andrew, Joe and various community members (many Witte Rd residents) for helping us to clean up beach and dam area after fireworks display. This is rather labor-intensive, but we had area cleaned within approximately one hour. Next year, we should send out a general request to all community members to assist in this endeavor.

O. Legal: Paul Donoghue:

At 9:47pm Karen Sarnowski made a motion to go into executive session; Andrew Quirk seconded.
Approved by acclamation

At 10:32pm Karen Sarnowski made a motion to leave executive session; Ed Grala seconded.
Approved by acclamation

P. Master Plan: No Report

Q. Parklands: Jim Jones: No report

Q1. Encroachments: Nicole Gerace- Karen Sarnowski reported:

PO cleaned up leaves he dumped on parklands

S. Richfield deck/dock needs to be removed

R. Publicity & Public Relations: Jim Patton: UGL board hinges are broken and need to be fixed.

S. Security: Joe Marino:

Security efforts have identified several violations. Letters have been sent out to several Easement and POA members who have not been following our Rules and Regulations and/or NJ Marine Laws. Furthermore, we have identified 2 boats of individuals who formerly lived in the community and who have used NJ driver's licenses displaying a permanent UGL address to launch boats. Upon further investigation these individuals have since been evicted/foreclosed on and are no longer residents, and thus no longer have Easement rights. We have placed these boats on the "hot list" and are in the process of ensuring that they don't have boats on the lake and that if they try to launch again to notify them that they will be subject to trespassing charges if they attempt to continue launching their watercrafts.

U. West Milford Lakes Association and COLA : Andrew Quirk

The June WMLA meeting was a presentation by Sue Muhaw, sponsored by the West Milford Lakes Committee, The West Milford Health Department, the Civic Club, and Sustainable West Milford. The subject was Septic Systems and residents responsibilities. Two pdf files were forwarded to the Office and should soon be on our website.

The next COLA meeting will be in September and I am looking for a replacement to attend as I will be on vacation.

V. Weeds: Rene Manzo Harvesting vegetation from the lake greatly reduces the tons of biomass that will eventually die and collapse at the end of the season. This biomass will decompose, consume oxygen, and release nutrients back into the water column to grow more weeds and algae in the future.

ó Harvesting the biomass also reduces the build-up of muck and sediment on the bottom that occurs from the rotting weeds

- Estimated mass of nutrients removed from Upper Greenwood Lake by the aquatic weed harvesting program during June, 2018 Wet weight of aquatic weeds harvested 83,775 pounds Dry weight of aquatic weeds harvested (assume 90 percent of wet weight is water) 8,377.50 pounds Nitrogen removed from lake (assume N is 3 percent of dry weight) 251.33 pounds Phosphorus removed from lake (assume P is 0.3 percent of dry weight) 25.13 pounds.

Mechanical weed harvesting at Upper Greenwood Lake (June 21, 2018 - June 27, 2018) 8,000.00 32 hours @ \$250.00/hour Mobilization/demobilization 800.00 Sales Tax 0.00 \$8,800.00

Will not know complete effectiveness till end of year or next. Weed treatment would be about half the cost but dead weeds act as fertilizer for future growth.

Too much nitrogen and phosphorus in the water causes algae to grow faster than ecosystems can handle. Significant increases in algae harm water quality, food resources and habitats, and decrease the oxygen that fish

and other aquatic life need to survive. Large growths of algae are called algal blooms and they can severely reduce or eliminate oxygen in the water, leading to illnesses in fish and the death of large numbers of fish. Some algal blooms are harmful to humans because they produce elevated toxins and bacterial growth that can make people sick if they come into contact with polluted water, consume tainted fish or shellfish, or drink contaminated water.



Would like to thank Karen and Jim for all their help in making this project possible. They met with crew, found and arranged locations for lake access requiring removal of a dock and large trailer. We should probably maintain sites for lake access for maintenance/restoration.

W. Ad Hoc Committees:

- 1. Storm Drain retrofit-Status:**

NEW BUSINESS:

- 1. Increasing the Fireworks Budget for 2019 (Shelby)**
- 2. 241 Point breeze wants to sell empty lot. We should consider buying it for parklands**