

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
May 14, 2019**

**Attendance**

Abbruzzese, Michael	P	Jones, Jim	P	Sarnowski, Shelby	P
Becker, Heather	P	Manzo, Rene	P	Veninger, John	E
Colnaghi, Warren	A	Marino, Joseph	P	Zielinski, Gary	P
Culhane, Margie	P	Morrison, Debra	P	Zemsky, Eric	P
Decina, Dennis	P	Patton, James	P	Open seat	—
Donoghue, Paul	P	Quirk, Andrew	P	Open seat	—
Gerace, Nicole	P	Sarnowski, Karen	E		

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

Attorney Present – James Romer Yes

**Public Easement Meeting 7:00 PM:**

Nina and Jim Marrocco, 9 Avon Road presented their concerns regarding access for dock holders from outside their neighborhood. They said dock holders come with 2 or 3 cars and they are concerned about fire truck access. They questioned the condition of some docks, and lack of up to date dock stickers. It was pointed out that all Easement holders have the same right to join the POA and request a dock. Not all Easement holders live within walking distance of a dock. It's very early in the season, and dock holders need time to repair docks from winter damage and put on their current dock sticker. Docks are assigned in order of dock application, with considerations for parking and access.

Ed Zuckerman, 90 Point Breeze Drive, dock plate 1216 was present to discuss request to put in a cantilevered dock, he also wants to repair bulkhead. Eric Zemsky on Bulkheads committee will take a look at location.

With a quorum present, the meeting was called to order at 7:24 PM by President Joseph Marino.

Debra Morrison, 11 Yearling Trail appeared before the board. She expressed interest in an open board seat. She has been a property owner since 1980, has been a CFP for 42 years, with a masters in retirement planning. Her interests are in insurance and finance.

**Motion to nominate Debra Morrison to the open seat expiring in 2020 by Paul Donoghue, seconded by James Patton.**

**12 Yea's, 0 No's, 0 Abstentions**

**Correspondence:**

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
May 14, 2019**

- Zoning Permit to expand cottage footprint from 605 Sq. feet to 682 Sq. feet from Living World Church, Block 2701 Lot 25. Encroachments committee to look at survey and closeness to the lake.
- Septic replacement 493 Lakeshore Drive. Will request an engineered plan for review.

**Motion to accept Regular and Executive minutes for 4/9/19 meeting as corrected by Margie Culhane, seconded by James Patton.**

**11 Yea's, 0 No's, 1 Abstentions**

Upcoming meetings:

- June 15, POA meeting
- August 24, POA election and budget meeting
- November 16, annual Easement and budget meeting

**Membership Secretary Report:**

**Current Membership as of end of April 2019 was:**

**POA – 499 (480)**

**Double Docks – 11 (13)**

**Tenants – 6 (4)**

**Specials – 5 (3)**

**Total POA – 521 (500)**

**Total Easement – 1,225 (1,266)**

**(Numbers in parentheses represents 2018 numbers a year ago)**

POA numbers are looking good as compared to 2018. Joined Members are significantly higher than 2018 and should continue to rise. Generally, we don't see membership reach our full capacity until mid-summer. This is very encouraging. On the other hand, Easement membership is running approximately 3.5% behind 2018 numbers. Will continue to watch and see if further intervention is necessary in addition to our usual letters that are sent out reminding that easement payments are overdue.

We have a new membership request from prior and now current owner of the Mt. Jug Deli, Elsie Steinman. She has once again become the owner of the deli and is working to ready it for opening and would like to again become a member so that the dock remains with the deli for all lake users to have access to the deli when out on the lake. The prior owners had also maintained "special" membership. Ms. Steinman was told we would make a board decision on special membership. I am in favor of offering special membership to her for 2019.

**Motion to approve Elsie Steinman, Mount Jug Deli as a special member by Shelby Sarnowski, seconded by Dennis Decina.**

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
May 14, 2019**

**12 Yea's, 0 No's, 0 Abstentions**

**Treasurer's Report:**

Commentary for April 2019 financials:

- I anticipate receiving a draft audit from Shulman Black this month and will forward to the Board for review and comments.
- I would like to vote to approve the financials at our June meeting so they can be presented to the POA at the June 15th meeting.

**Easement**

- Total current year easement fee payments are at 74%.
- Net past year collections total \$57,260.60.
- Part time employee is up to 81%, so we will be limited on use of part-time employees for the remainder of the year unless we elect to utilize contingency fund to cover.

**POA**

- Tanya broke down the activities/fireworks budgets so that they are easier to read and understand.
- We are at 79.5% collection of current year POA membership dues.
- Clubhouse maintenance is at 53%

Paul Donoghue reported on a reference check conducted on Allan Levy of RBC Wealth Management. The reference check was very positive. It was suggested we check for any FINRA complaints.

**Motion to retain RBC Wealth Management by Nicole Gerace, seconded by James Patton.**

**12 Yea's, 0 No's, 0 Abstentions**

**Motion to accept April financials as presented by Paul Donoghue, seconded by Heather Becker.**

**11 Yea's, 0 No's, 1 Abstentions**

**Motion to move to Executive session by Paul Donoghue, seconded by Andrew Quirk at 8:17 PM.**

**14 Yea's, 0 No's, 0 Abstentions**

**Motion to leave Executive session by Paul Donoghue, seconded by Eric Zemsky at 8:34 PM.**

**14 Yea's, 0 No's, 0 Abstentions**

**Unfinished Business:**

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
May 14, 2019**

**Committee Reports:**

Joseph Marino is looking for a volunteer for fireworks committee.

A) Activities:

B) Beach:

Beach clean-up took place last weekend and was a great success. One of the swim docks was re-faced with rubber, and we will be attempting to do the same on the other dock before we open for swim lessons.

Beach inspection will take place on Wednesday, May 15th, 2019 at 11:00a.m.

Jim Jones will be managing the bird netting project, and this should be complete by Monday, May 20th, 2019.

C) Boathouse:

D) Clubhouse:

This from Dennis... Met with Gary, Joe Ponzio, and Rene Manzo this past Tuesday. Joe put together a forecast budget / list going forward of clubhouse repairs, maintenance items, and an increase in the yearly stipend was discussed as well. I contributed a list of items that need to be addressed going into the season as well. We will discuss at next meeting.

A member donated the construction of two stone walls by the clubhouse entrance.

Discussed need for funding to keep up with capital projects and requirement to properly fund.

E) Dam:

Diving Services have informed us that they aim to be at the dam next week to complete their work and inspect the condition of the plate.

F) Bylaws Rules & Regs:

G) Docks:

I have been readying applications for assignment and also have been in touch with some of our applicants via email. We have one applicant who has been threatening and this can be discussed in Exec. I will begin working on assigning upon my return and hopefully weather will also be ready. Currently there are 40 Applicants, Denied-2, Repairs-14, Docks to be located at lakefront (take less time (usually))-5 with 1 additional in progress. The balance are "true" aps which require showing locations, etc., approximately 18.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
May 14, 2019**

H) Dredging:

We received direction from DEP on how to extend the deadlines outlined in the Loan Agreement. We need to draft a letter to request a time extension for both the start of dredging and the completion of the dredging project. A letter will be drafted and sent to Execs for approval prior to sending. This letter will be sent out prior to the end of the month.

I) Easement:

J) Environmental:

Clean-up day was successful, and many bags of garbage were collected. It was noted that Warwick Turnpike on the "mountain" section was not cleared so three volunteers tackled that one week later. It needs to be completed as it took 3 hours to clear from 3 Roads Deli to White Road with 8 large bags full of waste which mostly comprised of plastic bottles. It is such a sad reflection on how some people feel no shame in littering. Parklands in front of a home on Lakeshore Drive was cleared of numerous construction items and garbage. There were so much waste that we will need the barge to collect it.

The spillway area was cleared of a fishing boat and a dock that had blown on to it.

Egg adding continues and only a few ducklings have been seen. More Residents have put up tires on their docks or bulkheads. A resident received a letter from the Committee because he was seen blowing leaves into the Lake and a Contractor, who was suspected of doing the same, was contacted by phone.

We sent requests for proposals to Princeton Hydro, Aquatic Analysts, Solitude and Normandeau. To date only Princeton Hydro is interested in conducting a Watershed Implementation Plan and this will be discussed next week at the Committee's monthly meeting

K): Insurance:

Received estimate for electric service and panel repair from Ken Hall for the boathouse. Approximately \$1,500. Joe M. asked me to inquire about our deductible as well as if our rate would go up if we make a claim. Deductible came in at \$1,000, and I was assured that our rate, should we make a claim, 'should not' change. Joe asked me to submit claim, which I did. An adjuster visited the site and was able to determine that there were other superficial repairs to the soffit area and siding that may be needed, and he was able to 'bump up' the claim to approximately \$2,200, giving up a bit more to cover our expense.

Also, insurance renewal is in, and I will review it and approve it if it looks ok.

L) Legal:

M) Master Plan:

N) Parklands:

Need to look at beaches around the lake. Encroachments will handle.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
May 14, 2019**

Block 1816 Lot 18 has been excluded from POA membership due to cutting down a large mature tree on Parklands. We are waiting on their proposal to replace the tree.

O) Publicity & Public Relations:

P) Security:

Navigation buoys will be deployed this weekend. Boat launch has been staffed on the weekends to try to catch trespassers early.

Would like clarification on whether we are willing to allow the Security boat to tow displaced dock sections or are willing to allow the barge to be used for this purpose.

Q West Milford Lakes Association:

The April meeting was attended by the Board President

R) Weeds:

Southern half of lake treated with Sonar. Northern half in about two weeks. Weed costs will be in the range of 50 to 60k including harvesting. This year there is no pre buy to carry over from last year. Do we want to adjust budget? Mt laurel to be treated next week.

S) Ad Hoc Committees:

**NEW BUSINESS:**

- Longtime past board member and board President Bob Moskin won West Milford's volunteer of the year award for his many years of community service. He was nominated by the UGLPOA board.

**Move to adjourn meeting at 9:30 PM by Paul Donoghue, seconded by James Patton.  
Approved by acclamation.**

Respectfully Submitted by Paul T. Donoghue