

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
ANNUAL POA MEETING MINUTES  
June 15, 2019**

**Board Attendance**

Abbruzzese, Michael	P	Jones, Jim	P	Sarnowski, Shelby	P
Becker, Heather	E	Manzo, Rene	P	Veninger, John	P
Colnaghi, Warren	P	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	E	Open seat	—
Gerace, Nicole	P	Sarnowski, Karen	P		

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

Attorney Present – Chris Miller P

With a quorum present, the meeting was called to order at: 10:02 AM by President Joseph Marino.

Pledge of Allegiance

Welcome by President Joseph Marino

**Committee Reports:**

**Activities:**

Upcoming list of activities handed out.  
Beach Opens 6/21 full time  
Hot Dog Roast 7/27  
Public POA Election meeting 8/24  
Annual Easement Meeting 11/16  
Fishing Derby 6/30 from 8 AM to 12 PM

**Beach:**

First open weekends going well. Had approximately 200 people on Saturday, and 100 to 125 on Sunday.  
Reminder that there is no alcohol or glass allowed on the beach. 6/15/19 is last day for swim lesson signup on our website.  
Suggested that beachgoers introduce themselves to the lifeguards.

**Clubhouse:**

New front door is due soon. Bathroom renovations planned. Plan to hire an engineer to do life expectancy analysis. Had to spend \$30,000 to fix beach bathrooms for both structural and cosmetic repairs.

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**Dredging:**

The goal is to lower the lake and dredge three coves we have permits for. Expecting an early October start to lower the lake. We will communicate lowering dates. Will be doing a fish salvage to protect fish stock. Planning on asking DEP for an extension on project.

**Bulkhead Ad Hoc:**

Will have bulkhead request form on the website.

**Question and Answer Session:**

- Elsa P. – Looking for help on Parklands plantings, especially watering. There is a tree leaning over, will email details.
  - Jim Jones is working on a water source.
- Bob – Suggested getting 160-gallon containers and have town pump in.
- Rachel K. – Asked to push lake lowering later.
  - Lake lowering needs to be completed by 11/1 per DEP
  - Delaying dredging will increase lake loss to wetlands
- Cathy M.– Community puts trust in judgement of Board. Think long term health and maintenance of the lake.
- Stacy S. – Questions on survey of Lake. Can it be made public?
  - Board is still reviewing and will discuss
- Rachel – Question on permission to change Parklands.
  - Jim Jones – some properties around the lake don't have Parklands, but most do. Call office with requests to be reviewed.
- Pete – Is Clubhouse Cove in Dredging plan? – Yes. Suggested more bulkhead to stabilize Parklands.
- Jim S. – Compliments to Board for addressing illegal beaches.
- Wayne G. – Last year was wettest since 1865. There was 19" more rain than average. State keeps daily rainfall data that could be useful for planning lake lowering.
- Cindy P. – Recommended Board contact Dolan & Dolan regarding liens.
  - Karen Sarnowski & Joseph Marino, we are utilizing liens as appropriate.
- Jim S. – POA has \$300,000 on deposit with limited interest income.
  - Nicole Gerace – Retaining Allan Levy from RBC Wealth Management to assist with funds investments.
- UGLPOA clothing ordered is available for pickup now or at the Beach. Will take requests for additional orders, and if we get enough, will place another order.
- Joseph Marino recognized Bob Moskin for being awarded West Milford's volunteer of the year for his many years of service to our community.
- Ken Hall – A half dozen small free-floating boats were recovered. If you are missing one, call the office.

The meeting was adjourned at 11:47 AM.

Respectfully Submitted by Paul T. Donoghue