

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES  
February 11, 2020**

**Attendance**

Abbruzzese, Michael	P	Grayson, Doug	P	Sarnowski, Shelby	P
Becker, Heather	P	Jones, Jim	P	Zielinski, Gary	P
Ballan, Linda	P	Manzo, Rene	P	Zemsky, Eric	P
Culhane, Margie	R	Marino, Joseph	P	Open seat	
Decina, Dennis	P	Morrison, Debra	E	Open seat	
Donoghue, Paul	E	Quirk, Andrew	E	Open seat	
Gerace, Nicole	A	Sarnowski, Karen	P		

P = Present E = Excused A = Absent R\* = Remote – non-voting/quorum  
Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at: 7:20pm by Dennis Decina

**Motion to amend the motion previously adopted on December 10, 2019 to now read as follows: “Motion to approve the granting of an easement to 493 Lakeshore Drive to install a septic system on Parklands, as this is the only viable location and in the best interest of the lake. The easement is subject to the following conditions:**

- The property owner will pay the legal costs of the UGLPOA attorney drawing up and filing the easement.
- The property owner will pay two easement fees annually for perpetuity so long as the septic system remains on UGLPOA property.
- The property owner will decommission and fully remove the existing system, reported to be a seepage pit.
- The property owner will obtain all necessary local and state permits and approvals for installation of the septic system.
- **The property owner will provide the Board with the plans submitted to and approved by the town and the health department.**
- **The property owner will not proceed with any septic installation without notifying the UGLPOA and receiving approval.**
- The property owner will install an advanced treatment Presby system and is responsible for maintaining and inspecting the system.
- The property owner will hold the UGLPOA harmless for any issues or claims relating to their septic system.
- Should the property owner or subsequent owners of the property fail to pay both easement fees on time, or address any issues with the septic system, the UGLPOA has the right to void the easement and require removal of the system at the property owner’s expense.” made at 7:38pm by Karen Sarnowski, seconded by Joe Marino. 8 In Favor, 0 Opposed, 3 Abstentions

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Motion to approve the December 10, 2019 Executive Meeting Minutes as corrected, made at 7:38pm by Karen Sarnowski, seconded by Joe Marino. 8 In Favor, 0 Opposed, 2 Abstentions.

Motion to approve the December 10, 2019 Regular Meeting Minutes, made at 7:39pm by Karen Sarnowski, seconded by Joe Marino. 7 In Favor, 0 Opposed, 4 Abstentions.

Motion to approve the December 14, 2019 Easement Budget Meeting Minutes as corrected, made at 7:40pm by Joe Marino, seconded by Eric Zemsky. 9 In Favor, 0 Opposed, 2 Abstentions.

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**Correspondence:**

1. A property owner expresses thanks to the Board for the recent letter about removing items left on parklands to further beautify the lake
2. 241 Point Breeze notification of town application for approval for Short Term Rental
3. 626 Warwick Turnpike notification of town application for approval for Short Term Rental
4. 30 Landing Road notification of planned second level addition
5. 203 Lakeshore Drive notification of planned fencing installation
6. 343 Lakeshore Drive notification of request for permit for two sheds
7. 173 Point Breeze notification of plan to finish a basement
8. 129 Lakeshore Drive notification of plan to build a pergola with roof on existing deck
9. 10 Emerson Road (recent sale) notice of plan to repair/replace septic from their attorney and from the vendor
10. Request from property owner to be granted status as a special member

**Membership Secretary Report:**

**Current Membership as of end of January 2020 was:**

**POA – 1 (8)**

**Double Docks – 0 (1)**

**Tenants – 0 (0)**

**Specials – 0 (0)**

**Total POA – 1 (9)**

**Total Easement – 13 (20)**

**(Numbers in parentheses represents 2019 numbers one year ago)**

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**Treasurer's Report:**

Bills for December 2019 and January 2020 website maintenance have been received and reviewed. Board discussed updating or replacing the website. Research on community management software is ongoing.

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**Motion to approve the January 2020 financials was made by Rene Manzo at 8:50pm, seconded by Karen Sarnowski. 10 In Favor, 0 Opposed, 1 Abstention.**

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**Other Business:**

115 Point Breeze – A site visit was made where some trees were cut, which were determined not to be on parklands. Property owner was advised to notify the board regarding plans for an addition to the house per on site conversation.

**Committee Reports:**

- A) Activities: The new calendar was distributed with the addition of Trivia Night as a new event.
  
- B) Beach: The committee is exploring sand recovery and re-leveling of the beach, which could potentially allow money used to purchase sand each year to be used for other beach improvements. The committee proposed construction of a small jetty on the east side of the beach to serve as a break-water and prevent the "drop-off" from occurring again.
  
- C) Boathouse: no report
  
- D) Clubhouse: The committee is awaiting the list of recent work done on the Clubhouse for comparison to the Reserve Study. The Board requests a prioritized list of the necessary projects.
  
- E) Dam: Adjustment of the height of the standpipe near the dam is necessary while the lake is lowered.
  
- F) Bylaws, Rules & Regs: No report.
  
- G) Docks: Only work on docks pertaining to Bulkhead repairs and/or replacements has been completed. A couple docks that have had repairs without applications were noted and will be addressed with the individual dock holders.

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M) Legal:

H) Dredging:

**Witte Cove:** As of 2/7/2020, 6,976 CY has been removed from the Lake at a total cost of \$357,456. The drawings show approximately 8800 CY of muck to be removed, and that is much shallower than what is being found in the field. Current expectation of ~ 11,482 CY will increase the cost of the project to \$470,800, plus removal of the stone roads at approximately \$85,000 bringing the grand total to \$555,800. Estimated cost of Boat Launch is approximately \$150,000. Therefore the total cost for Boat Launch and Witte Cove will be closer to \$700K, which is over the approved \$500K budget for this year's dredging.

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**Motion to increase the allocated resources for the 2020 dredging project to be funded out of the New Jersey State loan and not to exceed \$700,000 made by Joe Marino at 9:55pm, seconded by Eric Zemsky. 11 In Favor, 0 Opposed, 0 Abstentions.**

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I) Easement: no report

J) Entertainment: no report

K) Environmental: Township Coordinator Ed Steines reported that clearing grits from UGL storm drains and lakebed will not be completed this year. The committee will meet with him to discuss a time frame for Township work to be completed that works within both their schedule for obtaining permits and the UGL drawdown schedule. Ed also communicated that the storm drains at Glenwood Rd. that the neighboring Property Owner reported as packed with grits (confirmed during committee inspections of drains last fall) will get cleared in the next couple of weeks.

L) Insurance: Chair is awaiting word on some details and will report further in March.

N) Master Plan: No report

O) Parklands: No report

P) Publicity & Public Relations: No report

**Comment [1]:** Compared with \$113k from Ground Control Excavating from Dec minutes. What changed?

**Comment [2]:** Hi Debra,  
I forwarded your questions to Shelby for clarification of the dredging budget.

Margie

**Comment [3]:** Yes, Shelby responded; thanks! Extra muck contributed as well as other contractors NOT coming through with competitive/timely bids. My ?s are answered; thank you both!

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Q) Security:

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**Motion to upgrade the security and surveillance systems for the lake and Clubhouse using USA Security Systems, Inc. and not to exceed \$13,000 made by Michael Abbruzzese at 10:03pm, seconded by Joe Marino. 11 In Favor, 0 Opposed, 0 Abstentions.**

R) Stumps: No report

S) Weeds:

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**Motion to approve \$12,500 retainer to engage Aquatic Analysts for weed treatment for the 2020 season made by Joe Marino at 10:11pm, seconded by Gary Zielinski. 11 In Favor, 0 Opposed, 0 Abstentions.**

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T) West Milford Lakes Association: Andrew Quirk, representative. UGL joined with WMLA for the first organizational meeting with the Mayor, representatives from the Township, and the Highlands Council regarding the Watershed Implementation Plan project. Dave Surman represented UGL.

Ad Hoc Committees:

Bulkheads:

Storm Drains: Julia Held, the volunteer liaison between the Township Engineering Department and the UGLPOA, confirmed that all Type A and Type B storm drains scheduled for replacement by the township as per the legal agreement have been completed. She recommended that the committee be disbanded now that their mission has concluded.

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**Motion to adjourn made by Dennis Decina at 10:16pm, approved by acclamation.**

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