

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
March 10, 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	E	Zemsky, Eric	P
Culhane, Margie	P	Marino, Joseph	P	Open (Dave Surman)	P
Decina, Dennis	E	Morrison, Debra	E	Open seat	
Donoghue, Paul	P	Quirk, Andrew	P	Open seat	
Gerace, Nicole	E	Sarnowski, Karen	P		

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

Attorney Present – James Romer Y/N

Public Session:

Heather Visser reported an issue with a tree on Parklands and asked to move her dock location.

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

Dave Surman, Landing Road, asked to be appointed to an open board position. He has been volunteering on the Environmental Committee.

A motion was made at 7:35pm by Heather Becker to appoint Dave Surman to the shortest-term open board seat, seconded by Andrew Quirk. 10 In Favor, 0 Against, 1 Abstention.

A motion was made at 7:40pm by Paul Donoghue to approve the January 2020 Regular Meeting and Executive Session Minutes as corrected, seconded by Joe Marino. 7 In Favor, 0 Opposed, 6 Abstentions.

A motion was made at 7:41pm by Karen Sarnowski to approve the February 2020 Regular Meeting and Executive Session Minutes as corrected, seconded by Eric Zemsky. 10 In Favor, 0 Opposed, 3 Abstentions.

Correspondence:

1. Notice that nominations for the West Milford Volunteer of the Year award are due April 15th.

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March 10, 2020**

2. 689 Lakeshore Drive, easement for septic - notice of fee paid.
3. Notice of fallen Easement tree onto a dock at 96 Racetrack.

Membership Secretary Report:

Current Membership as of end of February 2020 was:

POA – 230 (138)

Double Docks – 8 (3)

Tenants – 0 (0)

Specials – 0 (2)

Total POA – 238 (143)

Total Easement – 497 (377)

(Numbers in parentheses represents 2019 numbers one year ago)

Overall numbers are higher than 2019 but the billing went out later in 2019.

Of note: A total of \$15,195.74 has been collected in past easement fees and associated interest for 2020.

Treasurer’s Report:

Postponed until next meeting. The purchase of Blueberry Island has been finalized.

A motion was made at 8:00pm to move to Executive Session by Eric Zemsky, seconded by Doug Grayson. 13 In Favor, 0 Against, 0 Abstentions.

A motion was made at 8:15pm to exit Executive Session by Joe Marino, seconded by Eric Zemsky. 13 In Favor, 0 Against, 0 Abstentions.

Committee Reports:

A) Activities:

Request to schedule lifeguards for some of the summer 2020 activities.

B) Beach:

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
March 10, 2020**

A contract for sand recovery has been finalized. It is necessary to update the employee handbook. Reminder that there will be a charge for swim lessons this year.

C) Boathouse: No report.

D) Clubhouse:

Discussion of NJ clean energy program lighting upgrade grants which would fund a \$4500 project for \$1300 including labor and fixtures. Quotes were requested for painting, staining, trim repair and hardware. Partial payment has been made on the security upgrade to start on March 16th.

E) Dam:

Repairs are scheduled for early April with Diving Services. Regular Inspection will be done and the report submitted to the State. The plate is currently closed and will remain so unless a temporary adjustment is required. To comply with the terms of the Permit, the drawdown will end soon and certainly not beyond March 15th.

F) Bylaws, Rules & Regs: No report.

G) Docks:

1. In order to address the growing dock waiting list, an inventory of areas to develop should be prioritized along with a budget. An assessment should be made of what additional dock spaces can be had and at what price point
2. Unapproved dock building and replacements are being looked into. The elevated cantilevered dock on Point Breeze has not been rectified as of yet. Request to remove remnants of a dock in the area of 38 Point Breeze (approximate location). Discussion about the new boardwalk and how to reset the docks in that area.

H) Dredging:

Dredging of Witte and Boat Launch Cove are 100% complete. Contractors restored access points and are doing final clean up and demobilization. Pricing was received for stocking 100 10-12" Largemouth Bass in the spring, with the possibility of more stocking in the fall.

I) Easement: No report.

J) Entertainment: No report.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
March 10, 2020**

K) Environmental:

1. Discussion about organizing a cleanup on Blueberry Island.
2. The Canada Geese addling permit has been obtained and volunteers are being encouraged to sign up.
3. Initiated an investigation of the effects of the pipeline work by the Tennessee Gas Company in 2012/13.
4. The Committee plans to study West Milford Township's Stormwater Pollution Prevention Plan (SPPP) and Municipal Stormwater Management Plan MSWMP with the Township Stormwater Program Co-Coordinator.
5. Dave Surman attended a Township and Highlands Council meeting to further advance the work of the Watershed Implementation Plan (WIP).
6. Areas of Lyngbya need attention and an attachment to the barge to remove the algae is being planned. A cell count of the algae will be performed in the summer.
7. Kathy Straubel volunteered to attend NJCOLA meetings in 2020.
8. The Health Department was contacted about possible septic leakage from a vacant house.
9. The committee and Ed Steines at WM township agreed to continued communication about permits and funding for clearing grits out of the Lake when the next drawdown occurs.
10. An email blast was sent urging residents to clean plots, dock areas, and lake frontage of all leaves while there is still accessibility during the low water level. Residents were encouraged to volunteer for the annual town-wide cleanup on April 25th.

L) Insurance: No report.

M) Legal: No report.

N) Master Plan: No report.

O) Parklands:

Bulkheads:

Encroachments:

P) Publicity & Public Relations:

Discussion of website update options and likely budget.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
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March 10, 2020**

Q) Security:

A motion was made at 8:59pm to approve payments to **USA Security Systems, Inc.** to be allocated as follows by Mike Abbruzzese, seconded by Joe Marino.
\$7,762.50 from the POA Clubhouse Capital Improvements Fund
\$4,387.50 from the Easement Contingency Fund
13 In Favor, 0 Against, 0 Abstentions.

R) Stumps: No report.

S) Weeds:

Any algae seen and reported cannot be treated until April.

T) West Milford Lakes Association: Andrew Quirk, representative

A motion was made at 9:53pm to adjourn by Joe Marino, seconded by Paul Donoghue. 13 In Favor, 0 Against, 0 Abstentions.
