

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES REGULAR MEETING MINUTES
June 9, 2020**

Attendance

Abbruzzese, Michael 7:25	P	Jones, Jim	P	Surman, Dave	P
Becker, Heather	P	Manzo, Rene	P	Zielinski, Gary 8:40?	P
Ballan, Linda	P	Marino, Joseph	P	Zemsky, Eric	P
Culhane, Margie	P	Morrison, Debra	P	Open seat	
Decina, Dennis	P	Quirk, Andrew	P	Open seat	
Donoghue, Paul	P	Sarnowski, Karen	P	Open seat	
Grayson, Doug	P	Sarnowski, Shelby	P		

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

Attorney Present – Chris Miller Y/N

With a quorum present, the meeting was called to order at 7:22pm by Dennis Decina. The Board reaffirmed the virtual meeting procedures established in April for this meeting.

A motion was made to approve the June 2020 Regular Meeting and Executive Session Minutes at 7:23pm by Dave Surman, seconded by Paul Donoghue. 0 Opposed, 0 Abstained, 14 In Favor

A motion was made to approve the May Financials at 7:25pm by Dave Surman, seconded by Paul Donoghue. 0 Opposed, 1 Abstention, 15 In Favor

A motion was made to enter Executive Session at 7:27pm by Paul Donoghue, seconded by Joe Marino. 0 Opposed, 0 Abstention, 15 In Favor

A motion was made leave Executive Session at 8:49pm by Paul Donoghue, seconded by Joe Marino. 0 Opposed, 0 Abstention, 16 In Favor

Membership Secretary Report:

Current Membership as of end of May 2020 was:

POA – 539 (572)

Double Docks – 10 (11)

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Tenants –8 (12)
Specials – 7 (8)
Total POA – 564 (603)
Total Easement – 1291 (1343)

Overall numbers are lower than 2019. But, given this time of high unemployment due to the Covid-19 crisis, it really does not seem to be very bad.

Other notable statistics:

- Currently there are 66 delinquent dockholders that generally pay late and will likely pay this year. The balance of delinquencies are properties for sale, pre-foreclosures, and new owners that were just tracked down. The year-end number should be over 700, which would be in line with how the numbers have been trending for the last couple of years (increasing).
- New POA memberships will continue to be added as docks are assigned (some are already POA members).
- Given the economy and the phased re-opening of the state of NJ due to Covid-19, it is very difficult to predict where this year's membership dues will ultimately land at this point.
- A total of \$25,445.67 in past easement fees and associated late fees for 2020 have been collected so far this year.
- A reminder follows of the Rules and Regulations for when payments must be received from POA dock holders annually or action will be taken:
 1. UGLPOA dues unpaid as of July 1 of a given year may subject the dock owner to a, b, and c of #2 below.
 2. Failure to comply with dock regulations shall result in action by the UGLPOA which includes but is not limited to:
 - a. Dock removal;
 - b. Reassignment of the dock or dock space;
 - c. Legal action for collection of current and/or past dues; and
 - d. Prosecution for trespass.

Treasurer's Report:

General Comments:

- It was a fairly active month for collections.
- Collections are comparable to the prior year.
- Cash flow continues to be good.

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- Activities income remains down due to COVID-19 and could be significantly compromised this year depending on NJ State regulations for gatherings.

Committee Reports:

A) Activities: Discussion regarding designing t-shirts for the 25th Anniversary of the annual fishing derby.

B) Beach:

- Beach Inspection for issuance of the Bathing License went smoothly, and our Social Distancing Plan was well received by the Health Inspector.
- The final Social Distancing Plan can be found below and includes the temporary rules to ensure the safety of Beach Patrons.
- As is normally the case, we will only be open on weekends until the end of the school year; opening full time on Friday, June 19th.
- 2020 Beach Hours are as follows:
 - Mon Tues Thurs Fri: 11am to 7pm
 - Late Night Weds: 11am to 8pm
 - Sat & Sun 10:30am to 6pm

Upper Greenwood Lake (UGL) Beach Social Distancing Plan:

Until Further Notice, the following Social Distancing Guidelines will be in place for patrons of the Upper Greenwood Lake Beach and its associated facilities, in accordance with Executive Order No. 143 issued by the Governor of the State of New Jersey.

All employees and visitors are strongly encouraged to wear face coverings when present on the public and private beaches, boardwalks, lakes, and lakeshores in any settings where other social distancing measures are difficult to maintain, except where doing so would inhibit that individual's health or where the individual is under two years of age, and all operators of public and private beaches, boardwalks, lakes, and lakeshores shall post signage indicating that face coverings are strongly encouraged.

To limit physical interactions, the UGL Beach Committee has implemented the following temporary measures/beach rules:

- Capacity will be limited to 150 patrons on the beach at a given time.

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- Members should only attend the beach with members of their immediate household.
- Patrons are required to setup their beach accessories (chairs, coolers, blanket, etc.) NO CLOSER THAN 6 FEET from other patrons.
- Along the beach will be demarcations demonstrating six feet of spacing for social distancing through the placement of cones, flags, or other markings.
- Patrons are required to maintain a distance of AT LEAST 6 FEET from other beach patrons, not within their household, while on the beach, in the water, or using the facilities. When not able to do so, the use of masks is REQUIRED.
- To minimize the number of patrons, NO GUESTS will be permitted to enter the beach with POA members. No additional beach tags will be available for purchase at this time.
- Masks will be required when entering the Restrooms, and Restroom use will be limited to members of 1 household/family at a time.
- Those waiting for the restroom should stay off the deck and wait in the sand
- Ladders will be removed from swim rafts and cones will be placed on the swim rafts indicating that they are off-limits.
- Picnic Tables will be off-limits to patrons, and all patrons should provide their own beach chairs.
- The shower will be off limits to patrons.
- Playground equipment and the Pavilion will be taped off and be off-limits for use.
- The middle gate will be used for entering and exit, and those entering should stand outside of the gate if waiting to check-in.
- All organized or contact activities or sports are prohibited.
- Hand-sanitizer will be available at sanitizing stations to be accessed by one family at a time.
- Shared water play equipment will not be made available, and water play equipment brought by patrons is not to be shared with individuals outside of their household.

The Upper Greenwood Lake Beach Staff afford the right to remove any patron(s) who fail to adhere to the Social Distancing Rules stated above.

Any questions should be directed to the Upper Greenwood Lake office at office@uglpoa.com or (973) 853-4262

C) Boathouse: no report

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D) Bylaws, Rules & Regs:

The Board reviewed options with counsel regarding appropriate alternatives to the habitual June POA meeting. The Board agreed to move the date from 6/13 to 6/27, with further changes likely pending updates from the State of New Jersey on requirements for social gatherings.

E) Clubhouse:

Due to reports that people are coming from their boats to use the deck at the Clubhouse, which is a violation of the current NJ State COVID-19 regulations, the deck will be cordoned off until such time as the restriction is lifted by the Governor.

In spite of the budget hit from being required to cancel most of the summer rentals, the roof is in dire need of replacement and funds will have to be found before winter comes.

F) Dam:

The bi-annual Regular Inspection will occur this month. A tree trunk that was on the apron of the spillway was removed by the barge crew.

G) Docks:

Current Dock Applications – 23
In progress of Assigning/Installing/Inspecting – 12
On Hold (due to Covid-19 circumstances) – 2

A motion was made to approve a dock modification at 66 Point Breeze at 9:13pm by Paul Donoghue, seconded by Dave Surman. 0 Opposed, 0 Abstentions, 16 In Favor

A motion was made to approve a 12' bridge/ramp to an existing dock located in a very shallow area at ____ Newton at 9:13pm by Joe Marino, seconded by Shelby Sarnowski, 0 Opposed, 0 Abstentions, 16 In Favor

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H) Dredging:

Dredging Contractors put down contractor seed at both access points and four plants will be installed at the Witte Cove access. Soil Conservation will perform the soil compaction testing as required by the permit.

I) Easement:

A resident requested that Easement add a budget line item for goose control, similar to what is done to control weeds. Goose culling is expensive: a preliminary cost estimate received by one company was \$4,000 for 100 birds, plus \$2,000 for egg addling.

J) Entertainment: no report

K) Environmental:

Harmful Algae Blooms: The DEP has developed a color-coded health alert index that will provide guidance on recreational use. The new guidelines allow more activities to continue in situations where blooms are detected. It is likely that under the new guidelines, Greenwood Lake, as an example, would remain open if it had a repeat of the bloom of 2019. The guidelines are available to all on the DEP website. Ultrasonic solar powered treatments are being discussed for problem areas and the committee is participating in webinars and other educational opportunities on new technologies for lake health.

L) Insurance:

The Committee is awaiting a proposal and answers to additional questions from a vendor.

M) Legal: Update re an application for a septic easement at 393 Lakeshore Drive

N) Master Plan: no report

O) Parklands:

Bulkheads (Erosion Control): report in Executive Session

Encroachments: Residents of Riverside Drive will be sent a letter asking them to remove building materials and personal storage on Parklands adjacent to the river, and reminding them that the wetlands there are under the protection of the laws of the State of New Jersey.

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A motion was made at 9:42pm to approve a 3' section of boardwalk with railings on either side of the dock at 654 Warwick Turnpike (to address potentially hazardous rocky conditions at the site and as a remedy to the present deck easement violation) by Eric Zemsky, seconded by Dave Surman, 0 Opposed, 0 Abstentions, 16 In Favor

P) Publicity & Public Relations:

The Committee is in the process of evaluating community management services. This would afford several benefits:

- 1) Upgrading the database;
- 2) Enabling better community communication, with multiple committees able to send community updates remotely when necessary; and
- 3) Refreshing the website which would include adding a mobile friendly version.

Q) Security:

Members who have been boating without a current registration due to COVID-19 restrictions should be advised that the NJ DMV is now open and that new registrations should be filed promptly with the office. The security team reports that there seem to be a lot of new boaters who are unfamiliar with boating rules and are not practicing basic boating safety.

R) Stumps:

400 yards of stumps have been pulled from the lake so far.

S) Weeds:

Water turbidity has increased, more likely from lake turnover and increased boat traffic. There has been no weed treatment to date this year. Dead fish reported are probably from overwinter kill. As water warms up, gas-forming organisms in the fish make them float. They should have white eyes in this population.

The northeast lake area and Witte Cove will be treated this week. There have been production problems with floridone (Generic Sonar) so the more expensive sonar must be used for treatments at this time. For the remainder of the year only localized treatment is planned. Lake surveys are conducted every two weeks. Last year after the floridone treatment, no further treatment was done due to the elevated risk of harmful algae blooms.

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T) West Milford Lakes Association: Andrew Quirk, representative
WMLA met to discuss the application process and new COVID-19 regulations for opening beaches.

U) Ad Hoc Committees:

UGL Environmental Management Task Force (UEMTF) - June 2020 Report

The Task Force kicked off their inaugural meeting on 5/27/20 with a brainstorming session. The committee is tasked with exploring alternatives to costly dredging and searching for other lake communities that are trying other things to maintain water depth without performing major dredging projects that are costly and can be financially prohibitive for communities.

Many topics were discussed, including: Dredging & the Dredging Loan monies, and what other modes of removal from the lake would qualify to use the funds; Erosion Control; Storm Drains and the Township's Storm Water Prevention Plan; Lake infilling at a faster rate and what the reasons could be; Use of Pellets and doing a test run if they are useful to remove "muck"; Lake Use (Boat Count and Impact on Lake); Surveying for Erosion on our Islands; Performing a new Bathymetric Survey; Hydro-Raking; and Community Education.

Committee members were tasked with following up on various methods. The Group will meet in June and hopefully soon in person. Committee currently is made up of Eric Zemsky, Andrew Quirk, Dave Surman, Heather Becker, Jim Jones and Karen Sarnowski. Anyone else interested please let the committee know so we can notify you of the next meeting time.

A motion to adjourn was made at 10:07pm by Paul Donoghue, seconded by Linda Ballan. 0 Opposed, 0 Abstentions, 16 In Favor

Respectfully submitted,
Margie Culhane, Secretary