

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
June 8, 2021**

**Attendance**

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

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 7:21 by Dennis Decina.

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**A motion was made to approve the May 2021 Regular Meeting and Executive Session Minutes at 7:44pm by Karen Sarnowski, seconded by Rene Manzo.**

**12 In Favor, 0 Abstained, 0 Opposed**

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**A motion was made to approve the 2019 audit by Shulman Black & Katz as presented at 7:51pm by Karen Sarnowski, seconded by Rene Manzo.**

**12 In Favor, 0 Abstained, 0 Opposed**

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**Membership Secretary Report:**

Current Membership as of end of May 2021 (compared to 2020 numbers in parentheses and compared to 2019 numbers to keep it in better context in { }):

POA – 613 (539) {572}

Double Docks – 10 (10) {11}

Tenants – 7 (8) {12}

Specials – 8 (7) {8}

Total POA – 638 (564) {603}

Total Easement – 1387 (1291) {1343} – Easement Only - 749 (727) {740}

We gained another 57 POA memberships and 44 Easement from last month. We are 13 POA memberships over our budget goal of 625.

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**Treasurer's Report:**

In the absence of a Treasurer, Paul comments that Easement and POA numbers are good. Need to keep an eye on the Clubhouse budget.

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**A motion was made to move to Executive Session at 8:19pm by Paul Donoghue, seconded by Karen Sarnowski. 13 In Favor, 0 Abstained, 0 Opposed**

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**A motion was made to exit Executive Session at 9:42pm by Paul Donoghue, seconded by Karen Sarnowski. 11 In Favor, 0 Abstained, 0 Opposed**

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**Committee Reports:**

**Beach:**

We are proud to announce that Upper Greenwood Lake Beach will operate like normal this season.

- At beach inspection, we were notified that all outdoor facilities can operate as normal. This means that there is no longer a requirement for masks to be worn while on the beach and that you are no longer having to keep a 6 feet distance between individuals.
- As of the summer of 2021, there will be swim lessons open with a new format than previous years. More to follow as those details are finalized by the weeks end.
- This year the arts and crafts will be returning to the beach on Tuesdays at 2:00 PM on a weekly basis.
- There will be full usage of the pavilion and playground for the summer of 2021.
- The beach will resume the sale of ice pops
- The floating docks for the beach will be open for full usage with a swim test.
- Wednesday evening activities will resume, e.g. ice cream social, bingo, etc.

**Clubhouse:**

The clubhouse interior ceiling is all repaired and painted, with all new LED hi-hats installed. The front entrance is all complete with all the timbers and porch exposed wood stained. He is working on re-building the clubhouse cupola with a new copper and brass bald eagle weather vane, hoping to have installed shortly.

The ionization system for the HVAC in the Clubhouse will be completed this week.

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Docks:

There are currently 52 unpaid docks which are being researched to determine if these are properties that were sold, which created available docks, or if these are known past slow payers (who will be contacted). Recent dock assignments will be checked to see that they are all captured in our system.

Easement:

Monthly public easement meetings will resume at 7:00 PM on 7/13/2021.

Environmental:

The Canada Geese egg addling has concluded and thanks to the volunteers it was largely successful. Three pairs of geese with a total of 15 goslings have been seen and the nests are believed to be in a difficult to access swamp area at the southern end of Yardville Cove. One of the volunteers was ill at the crucial time and was therefore unable to effectively control this population. Eric Zemsky suggests that next year we employ a Company to take care of the addling in this Cove.

A stream of weeds or surface pollen in Yardville Cove was reported by a resident and this was discussed with the Weeds Chairman.

Restocking of 100 Largemouth Bass occurred with the help of the Moe Mountain Bass Fishing Club.

Insurance:

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**A motion was made to approve \$44,754.55 for the insurance coverage renewal and \$877.23 for an increase in the umbrella policy coverage with Uninvest Insurance LLC at 10:04pm by Paul Donoghue, seconded by Karen Sarnowski. 9 in Favor, 0 Abstained, 0 Opposed**

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Security:

The buoys in the eagle nest area were reconfigured to form a definitive line, and random monitoring of the area at different times shows that boaters are being good at observing the restrictions in the area.

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Weeds:

The Lake was treated on 5/24. No irrigation for 30 days. Notices were posted. Will see about sounding the lake bottom in Audubon for possible organic material removal with a clamshell bucket. Lake clarity is good. As warmer days approach, we may not be able to treat weeds as much because that could trigger an algae bloom. If the circumstances arise, weed harvesting would be performed.

West Milford Lakes Association: Andrew Quirk, representative

A presentation was given by a representative from Cupsaw Lake detailing the success of the Watershed Implementation Plan and dates were set for each West Milford Lake to be sampled. (UGL was tested in the first week of June).

New Business: Dennis presented a plan for the installation of finger docks, and pricing is being sought.

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**A motion was made to adjourn at 10:38pm by Paul Donoghue, seconded by Doug Grayson. 9 In Favor, 0 Abstained, 0 Opposed**

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Respectfully submitted,  
Margie Culhane, Secretary