

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES ANNUAL ELECTION MEETING  
August 22, 2021**

**Attendance**

Becker, Heather	P	Manzo, Rene	A	Zemsky, Eric	P
Culhane, Margie	P	Marino, Joseph	A		
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	A	Open seat	
Larsen, David	A	Zielinski, Gary	P	Open seat	

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

Attorney Present – James Romer Y/N

Members attending - 57

With a quorum present, the meeting was called to order at 10:10am by Dennis Decina.

Members were provided with the following handouts:

Meeting Agenda

2019 Audited Financials

Proposed 2022 Budget

Proposed 2022 Budget Commentary

**President’s Welcome:**

A big thank you to all who donated extra money this summer to the fireworks fund that helped to make it such a great display. Thanks also go to Jim Jones, the Fire Department, WMPD, the Ambulance Corps, and to Tanya and the office staff. Jim Jones would like to thank Garden State Fireworks, who always put on a great show and treat us as valued customers, and throw in some extras every year.

Clubhouse rentals will begin again and the Covid policy will be updated at the September board meeting to be in line with the State of New Jersey and the CDC guidelines. The updated rental contract and other documents have been completed.

Again, a reminder that it is a requirement of our lake to have a boating license, safety certificate, and appropriate boat sticker (POA or easement) at hand when boating on the lake. Having a boat at your home does not mean that anyone can use it here: guests are not allowed to be on the lake without an Easement member present. We also ask that you be mindful that this is a small lake with a lot of boats, so please be courteous.

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Green lawns are lovely, but phosphorus is not good for our wells and encourages weeds. Please choose a natural fertilizer for your lawn.

There may be a slight lowering of the lake this fall for uncompleted bulkheads to be finished. The bulkhead repair form is available on the website. Please fill one out before commencing any bulkhead work.

**Membership Secretary:**

It was a phenomenal year for membership growth. At the end of July, we had 734 members, which is the highest ever. It is great for our finances but also creates challenges because new members mean more work for the office, security staff, and lake management in general.

**Committee Reports:**

**Beach** – This is the last year for Sammi Fleming, who has been beach manager a long time. The beach is thriving, and we have lots of new folks. Parking lot paving should commence in September.

**Clubhouse** – This year the exterior received a new roof, power-washing, the timbers were re-stained, and a new cupola was installed. In a few weeks the deck doors will be reframed and painted. The interior received drywall repairs, painting, new LED lights, and an ionization system upgrade to the HVAC system to improve air purification.

**Activities** – a handout was available of the upcoming activities and more volunteers are requested to join the committee so we can run more of them. Please sign up for the email blasts for upcoming activity information.

**Docks** – More new members means more new dock assignments, so we are approaching the limit of available locations around the lake. Plans are in place to conduct a carrying capacity study for how many boats the lake can support. At this time we are encouraging friends and family to share a dock.

If you plan to do dock work, please submit an application first on the website.

**Financial update:**

Paul Donoghue provided an update since we do not have a Treasurer.

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1. The 2020 audit is delayed, in part because of Covid-19. They are working on 2020 now and it will be ready before the November easement meeting.
2. The financials look like we are at 112% of budget because of not renting the Clubhouse. But with no rentals, we also had no payroll or steward costs so we can net those in.

Parking lot paving is scheduled for September.

The board expresses its thanks to Jim Jones because while the bulkhead was a huge project, there was no raise in dues or easement fees. It was funded by money approved and banked for it.

CH budget overspent but work is underway to make a stable budget. The major hit was parking lot snowplowing, because we were inundated with snow last winter and it must be done.

3. Budget for 2022 - It is good news for the budget that POA membership is up. The 2022 budget is based on those numbers, in combination with renting the CH next year at slightly raised rates. We want to be conservative because of changing covid conditions.

4. Database – we are still running Lotus from 20 years ago and Quickbooks 1997, and the website has not been updated for 10 years, so in the budget are funds to license Tops Software, which also includes hosting services and support. It is geared to community associations and will save time and make the office more efficient.

**Elections:**

Chris Mekelburg nominates Kylie Klimek, seconded by Laura Neitzer

Joe Elcavage nominates Harry Clark, seconded by Jim Patton

Paul Neitzer nominates Jim Jones, seconded by Harry Clark

Harry Clark nominates Joe Elcavage, seconded by Jim Patton

Toby Turkell nominates Terry Gianniotis, seconded by Lou Sgroe

Karen Chadwick nominates Lauren Engelman, seconded by Lou Sgroe

Chris Mekelburg nominates Karen Sarnowski, seconded by Harry Clark

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Harry Clark withdrew his name from the election.

**Results:**

55 Kylie Klimek

55 Jim Jones

53 Terry Gianiottis

47 Lauren Engelman

45 Karen Sarnowski

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19 Joe Elcavage

**Budget vote:**

The Current Membership Dues being \$275, the Membership approved a \$13 increase for a total of \$288 for membership starting in 2022.

53 in favor

4 against

The meeting was adjourned at 12:31pm

Respectfully submitted,

Margie Culhane, Secretary