

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
February 08, 2022**

Attendance

Becker, Heather	P	Jones, Jim	P	Sarnowski, Karen	P
Culhane, Margie	P	Klimek, Kylie	P	Zielinski, Gary	P
Decina, Dennis	P	Manzo, Rene	P	Zemsky, Eric (resigned)	E
Donoghue, Paul	P	Morrison, Debra	P		
Engleman, Lauren	P	Nicosia, Jessica	P	Open seat	
Grayson, Doug	P	Pyne, Selena	P	Open seat	
Gianniotis, Terry	P	Quirk, Andrew	E	Open seat	

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

Attorney Present – James Romer Y/N

Public Session:

Dave Surman, 52 Landing Road, volunteer on the Environmental Committee, President of the Moe Mountain Bass Club – Asked the board whether or not there is an intention to do another fish stocking program this year and whether funds can be made available for that. The average fish weight is down substantially from previous years following the big drawdown in 2019, and the number of fish caught this year is also down. Also, usually there are many fish over five pounds which was not the case this year. He recommends stocking some catfish too. Greenwood Lake is also experiencing these problems.

Selena Pyne, 25 Chatham Road, requested to join the Board. She grew up here going to the beach and participating in activities. Has expertise in fundraising. Board Q&A and discussion.

A motion was made at 7:50pm to appoint Selena Pyne to the open board seat that was Mike Abbruzzese’s that expires in August 2022, by Heather Becker, seconded by Jim Jones. 13 In Favor, 0 Opposed, 0 Abstained

With a quorum present, the meeting was called to order at 7:52pm by Dennis Decina

A motion was made at 7:54pm to approve the January 2022 Regular and Executive Session Minutes as corrected by Paul Donoghue, seconded by Jessica Nicosia. 10 In Favor, 0 Opposed, 4 Abstained

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Correspondence:

1. Moczula, 7 Sewell Road - email about noise and motorcycles on the lake ice.
2. Jill Wei, 197 Point Breeze Drive – reporting a tree branch down on Parklands adjacent to their property.

Membership Secretary Report:

Current Membership as of end of January 2022 (compared to 2021 numbers in parentheses)

POA – 2 (3)

Double Docks – 0 (0)

Tenants – 0 (0)

Specials – 0 (0)

Total POA – 2 (3)

Total Easement – 10 (12) – Easement Only – 8 (9)

Annual Invoicing went out in the latter part of January and therefore our current membership numbers reflect accordingly. We have in fact collected some past due amounts on the Easement side for a total of \$4,276.97.

As has been repeatedly mentioned over the past couple years, past due amounts owed to the Easement Fund have decreased substantially since the Great Recession of 12/2007- 6/2009 because of 1) the foreclosures and subsequent sales of properties in UGL that followed this time period, and 2) the economic changes during the Covid Pandemic creating a hot market for an environment such as UGL with all its outdoor amenities.

Indicators are showing that the real estate market here has settled down a bit, with not enough homes on the market for buyers, and high price tags that slow down the kind of real estate flipping that we have seen in the recent past. Therefore, we will likely not see the level of past due collections as the past years.

We are working on both legal collections (larger delinquent accounts) and those with our collection company (smaller amounts due). With the Covid Pandemic we were unable to do anything legally since all properties go thru a title search at the courthouse, which was closed, and we were giving people a pass since many were out of work due to work restrictions, etc. or laid off. This year we will be more active in our

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pursuit to get some of these accounts cleared or get judgements from the courts. Will update as we get into it.

We will be putting the following signage up on the UGL Board so that people are reminded or made known (since so many people are saying they didn't know about the fees) to the following:

**TO ALL UGL PROPERTY OWNERS:
MANDATORY EASEMENT FEES DUE BY 3/1**

There was Board consensus to move the Easement invoice mailing date to earlier in the year to allow an earlier start on application processing for the office staff. The due date remains the same, March 1st.

Treasurer's Report:

A motion was made at 8:31pm to approve the revised December 2021 Easement only financials by Jessica Nicosia, seconded by Doug Grayson. 11 In Favor, 0 Opposed, 3 Abstentions

A motion was made at 8:32pm to approve the January 2022 financials by Lauren Engleman, seconded by Jessica Nicosia. 14 In Favor, 0 Opposed, 0 Abstentions

A motion was made at 8:34pm to nominate Jessica Nicosia as Treasurer of the UGLPOA by Paul Donoghue, seconded by Doug Grayson. 14 In Favor, 0 Opposed, 3 Abstentions

A motion was made at 8:34pm to change the authorized signatories to all Upper Greenwood Lake Property Owners Association, Inc. financial accounts as follows:

**President – Dennis Decina
Vice President – Paul T. Donoghue
Treasurer – Jessica Nicosia
Secretary – Margaret J. Culhane
Membership Secretary – Karen Sarnowski**

All other signers should be removed. All checks will continue to require two authorized signatures.

by Paul Donogue, seconded by Doug Grayson. 14 In Favor, 0 Opposed, 0 Abstentions

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A motion was made at 8:39pm to enter Executive Session by Paul Donoghue, seconded by Doug Grayson. 14 In Favor, 0 Opposed, 0 Abstained

A motion was made at 9:19pm to leave Executive Session by Paul Donoghue, seconded by Jim Jones. 13 In Favor, 0 Opposed, 0 Abstained

Committee Reports:

A) Activities: no report

B) Beach: no report

C) Boathouse: no report

D) Clubhouse:

Bids are being sought to replace some security cameras.

E) Dam: no report

F) Bylaws, Rules & Regulations: no report

G) Docks: For executive session.

H) Dredging:

In the absence of a dredging chair, there was a brief discussion among the board about allocating monies left in the dredging loan general fund and what projects might be possible. Committees were encouraged to meet, discuss, and make proposals to the board at next month's meeting.

I) Easement:

Dennis appointed Terry Gianniotis to Easement Chair.

J) Entertainment: no report

K) Environmental: no report

L) Insurance: no report

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M) Legal: For executive session.

N) Master Plan: no report

O) Parklands:

Bulkheads: no report

Encroachments: no report

P) Publicity & Public Relations:

Dennis appointed Lauren Engleman to Publicity Chair.

Q) Security:

Discussion of various winter ice activity complaints received by the office. Reminder that motorcycles are not allowed on the ice. Allowed vehicles are supposed to have a POA sticker.

R) Stumps: no report

S) Weeds:

No further weed treatment this winter.

T) Ad Hoc Committees:

West Milford Lakes Association: Andrew Quirk, representative

UGL Environmental Management Task Force (UEMTF): no report

**A motion to adjourn was made at 8:38pm by Paul Donoghue, seconded by Terry
Gianniotis. All In Favor**

Respectfully submitted,
Margie Culhane, Secretary