

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
March 8, 2022**

Attendance

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

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

Attorney Present – James Romer Y/N

Public Session:

Anthony Giannantonio, 37 Reigler Road, presented himself as a candidate for an open board position. Has expertise as a general manager in hospitality. Board Q&A. Board discussion re need for succession planning per handout from Paul and developing a questionnaire for future potential board members.

A motion was made at 7:35pm to appoint Anthony Giannantonio to the open board seat that was Eric Zemsky's that expires in August 2022 by Heather Becker, seconded by Doug Grayson. 12 In Favor, 0 Opposed, 1 Abstained

With a quorum present, the meeting was called to order at 7:35pm by Paul Donoghue

A motion was made to approve the February 2022 Regular Meeting and Executive Session Minutes as corrected at 7:40pm Jessica Nicosia, seconded by Heather Becker. In Favor 10, Abstentions 3, Opposed 0

Correspondence:

1. Letter regarding the Mount Laurel Beach Club
2. Email re septic installation
3. Nominations for Volunteer of the Year award are due April 8th

Membership Secretary Report:

Current Membership as of end of February 2022 (compared to 2021 numbers in parentheses)
POA – 243 (225)

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Double Docks – 4 (2)
Tenants – 1 (1)
Specials – 1 (0)
Total POA – 249 (228)
Total Easement – 579 (576)/Easement Only – 330 (348)

What a difference a month makes!!

With Dues and Fees due on 3/1/22, the office enters a very busy time with opening tons of envelopes and processing payments and eventually putting our membership packets together. We are receiving a lot of on-line payments with the computer dinging all day long alerting to another payment. This will continue solidly through the rest of the month and into April, and we should see a slow down as we approach the end of April. Reminder to all board members that due to the level of busyness, please be cognizant of making requests to the office to do tasks, request info, etc., and allow for a longer turnaround time in getting these done. If it is something you really can do yourself, please do so. And please avoid requests on Monday. Mondays see an accumulated Friday and Saturday influx, so Mondays are busier days in trying to keep pace with processing.

As mentioned last month, we have already received some past due easement monies, to date they total \$15,184.

New Community / Accounting Software Package

Two additional seemingly similar companies to the Tops One program have been identified, and in due diligence efforts, along with needing to obtain additional proposals to present to the board, we will be viewing demos this month and talking with representatives to get proposals from them.

Boating Safety Course

With Kenny Hall's help (Security Head) we are hosting a USCG Boating Safety Course at the CH 3/19 8:30AM to 4:30PM for a fee that essentially covers the cost of each individual's fees charged by Coast Guard plus a lunch of drinks and pizza. Given that our members who have and use boats on the lake are required to have a NJ State Boat License, it is great that we can provide this service to members that need to be licensed to receive their documents for membership and boat use, as well as helping to keep everyone safe out on the lake. Non-licensure was a problem last year and this effort is to help everyone to meet the state requirements for boat use on UGL. We will evaluate the attendance, and if it seems like it might be beneficial to our members, we'll look into a second offering. This event has no cost to the association and has been done in the

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past at the Clubhouse. Kenny had mentioned it near the end of the season last year and with so many new members it was felt it was a good time to offer it again.

Treasurer's Report:

We are seeing lots of POA and Easement payments being made and still coming in. The allowable spend for the easement is being kept at 75%, and we will adjust as we pass the deadline for payments and collect past due easement payments.

As Paul has mentioned previously, we are currently paying interest on our dredging loan from the state, to the tune of about \$16K/year. Board discussion on making a lump sum payment on this loan, which would decrease the principal and therefore the interest. This doesn't impact our ability to use the undrawn portion of the loan, so we really don't give anything up. We have about \$166K earmarked for repayment of the loan that is available for this payment and cannot be used for anything else.

A motion was made to make a one-time payment of \$200k against the State of New Jersey dredging loan at 7:44pm by Jessica Nicosia, seconded by Andrew Quirk. In Favor 13, Abstentions 0, Opposed 0

A motion was made to approve the February 2022 Financials at 7:49pm by Karen Sarnowski, seconded by Lauren Engleman. In Favor 12, Abstentions 1, Opposed 0

A motion was made to move to Executive Session at 7:53pm by Doug Grayson, seconded by Heather Becker. In Favor 13, Abstentions 0, Opposed 0

A motion was made to exit Executive Session at 8:39pm by Heather Becker, seconded by Terry Gianniotis. In Favor 13, Abstentions 0, Opposed 0

Due to eagle egg activity in the nest, the board has set the date for the annual fireworks to be Saturday, August 27, 2022 with a rain date of Saturday, September 3, 2022. The board expects the same restrictions to protect the eagles will be in place this season as were implemented last year.

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A motion was made at 8:48pm to approve the fireworks contract with Garden State Fireworks in the amount of \$15,000 plus donations by Jessica Nicosia, seconded by Heather Becker. In Favor 13, Abstentions 0, Opposed 0

The Annual UGLPOA meeting will be August 21, 2022.
The UGLPOA informational meeting will be June 18, 2022.
The hot dog roast date is pending.

A motion was made at 8:56pm to let the West Milford Senior Citizen Group use the Clubhouse on May 17, 2022 for a \$100 deposit (returnable) by Terry Gianniotis, seconded by Anthony Giannantonio. In Favor 13, Abstentions 0, Opposed 0

Committee Reports:

A) Activities: no report

B) Beach: no report

C) Boathouse: no report

D) Clubhouse:

We are working on replacing the kitchen cabinet locks. We need to coordinate with the Parks committee on getting the parking lot lines painted now that the lot has been paved. I am going to meet with the life guard staff / beach manager(s) prior to the opening of the beach to discuss how we expect them to treat, clean and maintain the bathrooms, kitchen and the use of their lifeguard "room". At the end of last season, I was extremely disappointed in the condition that the bathrooms, kitchen and life guard room were left.

E) Dam:

Our contractor came out for minor repairs and maintenance and the valve is fully operational. We are maintaining the water level as close to -12" daily, as of 4/3 the lake is at -9.5. The lake level changes daily, some days were at -13" some days were at -8". Our permit is set to expire on March 30th, then the valve will be closed and only opened weekly / monthly for maintenance.

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F) Bylaws, Rules & Regs: no report

G) Docks: Gearing up for the 2022 Dock Season.

Currently we have inclusive of all applications submitted:

To be Assigned: **22**

Repairs to be followed up on: **2**

Lakefront adjacent properties to be Assigned (new owners): **3**

Select Area to be Assigned (areas with no available parking so must be assigned to someone in walking distance to spot): **1**

Flips (someone gave up their dock so someone with a dock will move, that dock will get reassigned, etc.): **4**

Dock Issues/New Dock Building to be resolved: **8**

Received a letter from residents who have a dock at the end of Elmer Ct. They are having issues since the property next to it rebuilt their bulkhead. Need to also meet with those people to see how this can be resolved.

Note: Ten (10) of the new applications have been submitted since the new year. New applications will increase as the weather warms and people see others using the lake.

Some Goals for the year:

To find and develop a future Dock Chairperson

Look at the possibility/feasibility of installing small finger docks in areas of access and good parking/and or areas that people can easily walk to. This would probably make the most sense at the end of some of our fire lanes... it would also mean you get just one side of a dock in all likelihood. One potential spot is the large community-ish Mt. Jug dock. Need to look at the boat parking side of it also.

Would like to clean up the Asbury Ct. area and install mulch so that there is direct access to the lake here.

Continue the conversation regarding how many docks/boats are out on the lake.

Currently we have few available spots for assigning without developing other limited areas.

Need to order Dock Plates and start installation of same. Plan to coordinate with current staff.

Dock Assigning generally follows the order of application, the location of PO, the requested location of PO, and the available dock locations. High in consideration is parking and the adjacent neighborhood structure, ie. is it a narrow dead-end road that additional cars will create hardship for those that live there? Very often assignees are given specific instructions regarding parking and number of cars to minimize

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individual area impacts, and to keep the roadway open for emergency vehicles. Keeping neighbors happy with new dock neighbors is a balancing act. In some cases, nothing will make some neighbors happy other than keeping the area all to themselves and in those areas, respect is stressed and an assignee is told of the past neighbors' reactions. Trying to minimize issues before they occur sometimes works to head off future disagreements between dock neighbors and those living in the neighborhood. Sometimes it doesn't.

H) Dredging: no report

I) Easement: no report

J) Entertainment: no report

K) Environmental:

A meeting on fish restocking is planned. The committee will look into the species of fish received during past re-stockings.

L) Insurance: no report

M) Legal: **FOR EXECUTIVE SESSION**

N) Master Plan: no report

O) Parklands:

Bulkheads:

Two bulkheads have been completed and are pending inspection.

Encroachments:

P) Publicity & Public Relations: no report

Q) Security:

We have one quote for the security camera work. Currently we have 3-4 cameras not working or with horrible picture. This quote is over 120 days old and possibly will have cost changes. There will also be additional work regardless of the vendor on getting wires from the beach poles back to the Clubhouse.

R) Stumps: no report

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S) Weeds:

A motion was made at 9:42pm to approve the Aquatic Analysts contract for an amount not to exceed \$12,500 by Lauren Engleman, seconded by Jessica Nicosia. In Favor 13, Abstentions 0, Opposed 0

T) West Milford Lakes Association: Andrew Quirk, representative. No report.

A motion to adjourn was made at 9:49pm by Heather Becker, seconded by Jessica Nicosia. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary