

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
April 12, 2022**

**Attendance**

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

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

Attorney Present – James Romer Y/N

With a quorum present, the meeting was called to order at 7:19pm by Dennis Decina.

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**A motion was made to approve the April 2022 Regular Meeting and Executive Session Minutes at 7:20pm by Heather Becker, seconded by Debra Morrison. In Favor 11, Abstentions 1, Opposed 0**

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**A motion was made to approve the April 2022 Financials at 7:21pm by Heather Becker, seconded by Kylie Klimek. In Favor 11, Abstentions 1, Opposed 0**

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**Correspondence:**

1. 5 Alair – proposed deck.
2. 685/681 Lakeshore – notice of application for zoning and construction.
3. Carter Island/O'Donoghue and Dauber – request to use barge to move appliances onto their island.

**Membership Secretary Report:**

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

POA – 525 (501)

Double Docks – 9 (9)

Tenants – 1 (4)

Specials – 5 (2)

Total POA – 540 (507)

Total Easement – 1167 (1100) – Easement Only – 627 (593)

As is the norm, the office has been extremely busy collecting Easement Fees and POA Dues, along with the necessary paperwork required to receive boat tags to use the lake.

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Membership packets are being assembled and should start shipping out to our members.

To date, we have collected \$20K in past due Easement Fees.

We are watching membership carefully given the current state of affairs financially with inflation starting to affect many people's budgets and with the increase in gas prices stretching thinned budgets even thinner. Some of the financial forecasts aren't great, and in the past, we have found difficult financial times to become apparent in our collections of Dues and Fees.

**New Community / Accounting Software Package**

Still need to get Demos on two other packages for comparison and pricing.

**Treasurer's Report:**

I propose moving forward with account opening at RBC. We've worked out what cash needs to be kept totally liquid and what we can allow RBC to invest for 3 months, 6 months or longer. Investments are CDs with major banks. Based on that analysis and current rates and instruments, this would yield 1.20% annualized returns. RBC will manage balances at each financial institution to make sure we are under \$250K in balances at each. This way all assets are FDIC insured. We'll continue to use Lakeland and Columbia for the operating accounts for both POA and Easement, but these will also be below \$250K so this capital will also be protected.

The \$200K payment against the principal of the dredging loan has been made. This is reflected in the decrease of the future dredging account on the UGLEF Balance Sheet.

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**A motion was made at 7:51pm to create an account at RBS and move funds as the Treasurer recommended by Terry Gianniotis, seconded by Heather Becker. In Favor 14, Abstentions 0, Opposed 0**

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**Committee Reports:**

A) Activities:

- Bunny Brunch was successful and having the food catered was much easier for the volunteers.

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- Comedy night tickets are still being sold.
- Fun Friday Socials will be starting soon.
- Fishing Derby will be held Saturday, July 2<sup>nd</sup>.
- Boating Safety Course - the 3/19 Boating Safety Course was a success and we gained some additional certified members for lake use. There is a course being given on 4/30 at the township library but is already filled with attendees. The town was planning for a second course and was taking names for a wait list. Spoke with Kenny about possibly doing a second date, and since the town course filled up so quickly, will get that scheduled if the Coast Guard is able to do one.

**B) Beach:**

The beach will open full time on June 21<sup>st</sup>.

Proposed beach events schedule:

July 1<sup>st</sup> - bonfire on the beach with DJ, 6-10pm - requesting permit

July 8<sup>th</sup> - Parked Prosecco night

July 22<sup>nd</sup> – Luau

July 29<sup>th</sup> - teen night

August 19 - Parked Prosecco night

July 23<sup>rd</sup> - Hot dog roast

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**A motion was made at 8:09pm to charge a \$40 registration fee for swim lessons by Heather Becker, seconded by Lauren Engleman. In Favor 14, Abstentions 0, Opposed 0**

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**A motion was made at 8:38pm to hire Braen Supply to deliver 100 tons of yellow mason sand@\$29.75/ton (\$2,975 +tax) plus a spreading cost not to exceed \$1,200 by Jessica Nicosia, seconded by Jim Jones. In Favor 14, Abstentions 0, Opposed 0**

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**A motion was made at 9:05pm to move to Executive Session by Karen Sarnowski, seconded by Jessica Nicosia. In Favor 14, Abstentions 0, Opposed 0**

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**A motion was made at 9:33pm to exit Executive Session by Jessica Nicosia, seconded by Karen Sarnowski. In Favor 13, Abstentions 0, Opposed 0**

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**C) Boathouse: no report**

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D) Clubhouse:

We are working on replacing the kitchen cabinet locks. Will coordinate with the Parklands committee on getting the parking lot lines painted now that the lot has been paved. Board discussion about purchasing a new stove.

E) Dam: no report

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:  $22 + 4 = 26$

Repairs to be followed up on:  $2 + 2 = 4$

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.):

**Flips were all completed during March/April. Moved four people.**

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

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

Note: Fourteen (14) of the new applications have been submitted since the new year. New applications will tick up as the weather warms and people see others using the lake.

Dock Committee Issues/Events this month:

Issue arose after reassigning dock that came available following the sale of property in December. Three months after this sale, we received a property bill from the prior owner for another property in UGL. When it was checked in our records it was determined that the property was not owned by the person submitting it, but was assumed that he was the son of the actual PO. He submitted documents and indicated his dock was the dock that had been owned by him prior to selling his property. Tanya was aware that the dock had already been given to someone. She sent him an email letting him know that he could not just transfer a dock three months after selling his

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property and that the dock had already been reassigned, and that he would need to give us a deed for change of ownership on the property he was now claiming was his. Once he submitted this documentation, he could then apply for a dock space. He responded that he would be disputing the issue. A couple of days later he sent an email that someone needed to get back to him because someone was building on his dock and he had a jetski lift that he was going to remove from it, and would also be moving the dock itself. A note was also left on the dock telling the people to stop building on his dock. Of course, that upset these owners and we had to ask them to stop building while this got sorted out. He did tell us in a subsequent email that his father had died and he had left him the property on Tansboro (this was the property he submitted the paperwork to the office on), but the property was still in probate and he was not the official owner. Discussions were had with Exec through email on how to figure this out. The final agreed solution was that he could remove the jetski lift, but the dock would remain with the people who were already re-assigned to it, and once the property was legally in his name, we could then assign him a new space. At this point, this has been conveyed to him and we are waiting to hear his agreeance to this solution. He was given the new dock owners' contact info (with their permission) so that he could contact them because they requested to be present when he removes the lift.

Met with Schmidtke Lane resident (unplanned and following a meeting with a reassigned spot over near there). There is a lot of water present on the roadway and on the sides of the road. Told her I would bring over our Parklands Chair to take a look to see what would be best to prevent parked cars from getting stuck in the mud there and to help to ease parking issues. Parking has been a problem in the past with the assigned Docks in this area, sometimes causing an issue with PO's access to leave or get to her home. People are sometimes backing up to edge of lake so bulkhead is breaking down and edges are eroding into the lake. PO has been lining rocks along the lake side to create a barrier / flag for people not to do this. Jim and I will meet once the rains let up. Will be trying to create "organized" parking for those assigned dock spots to avoid blocking of the two PO's who live there. I did let her know that we could only encourage people to be mindful and that if at any time she is blocked, to contact the WM police.

Sent an email out to the top ten people on the Dock Waiting List since our records show that most had not paid. There were a few that either paid right after the time that the books were closed out, one had wrong lot, and one she looked up wrong lot. Still haven't heard back from all. Plan to start making appointments right after Easter and being working on assignments.

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Repeat Info:

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 where 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 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 out on the lake. Right now 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. Highly in consideration is parking and the adjacent neighborhood structure, ie. Is it a narrow dead-end road where additional cars will create hardship for those who live there? Very often assignees are given specific instructions to parking and number of cars to minimize individual area impacts. Keeping 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: The Committee met and discussed the following items:

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1. Township plan to expand the Neighborhood Commercial Zone on Warwick Turnpike from Utopia Deli to Florence Avenue.
2. It was decided to pay 50% of the Fish Restocking of 3 species (not to exceed \$500) with the Moe Mountain Bass Fishing Club. However, after the first tournament on April 2nd when the Club discovered that perch, pickerel and bass had survived the winter relatively well, it was decided to revisit the question in one year.
3. Audubon Cove dredging.
4. Clean- up date to be set for Blueberry Island.
5. Stream Assessment will take place on Sunday May 2nd
6. Egg adding by volunteers began April 1st. It was not possible to find a Company that was willing to do our problem area of Yardville Cove. The area is marshy with dense bush and tree growth that limits access to the nests.
7. The Clean-Up date was set for April 23rd with Kathy Straubel again leading the initiative.
- 8 There is no news on Senate Bill 3618 as the DEP has not issued RFPs. Professor Wu will assist us at the appropriate time.
9. The Stormwater Outfall photographing was only partially successful over the winter. The shallow drawdown did not allow full access or viewing of all the outfalls.
10. The Hazardous Waste Action Plan has not been completed.
11. Grits that were deposited in the Lake since 2012 were again discussed with no action suggested. It was noted that the Township used mostly brine and or salt this winter.
12. Erosion Control. Will attempt to speak with Eric Zemsky to see if any progress on obtaining estimates, etc. was made on the Lakeshore Road South area.
13. A date for the boat count will be set, and when we have the results of the two years the Committee will look for an independent expert to interpret the results.

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L) Insurance: no report

M) Legal: For Executive Session

N) Master Plan: no report

O) Parklands:

Bulkheads:

Encroachments:

P) Publicity & Public Relations:

Correspondence via email, Facebook and Instagram was sent out for the following:

1. Lake Draw down and bulkhead/dock work.
2. Eagles Nesting and Fireworks dates
3. Comedy Night and Community Clean Up
4. Upcoming Activities

**UGLPOA Facebook & Instagram**

A new Instagram account has been created @UGLPOA which is linked to the UGLPOA FB page for easy 2 in 1 posting. Beach also has an Instagram @uglbeach. If you have great images/photos of events, activities, happenings, etc. please send!

Q) Security: no report

R) Stumps: no report

S) Weeds: no report

T) West Milford Lakes Association: Andrew Quirk, representative. The Committee resumed meetings after the winter and discussed the rezoning initiative by the Township.

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**A motion to adjourn was made at 10:11pm by Kylie Klimek, seconded by Lauren Engleman. Approved by acclamation.**  
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Respectfully submitted,  
Margie Culhane, Secretary