

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
June 14, 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	E	Zielinski, Gary	P
Donoghue, Paul	P	Manzo, Rene	E		
Engleman, Lauren	P	Morrison, Debra	E	Open seat	
Grayson, Doug	P	Nicosia, Jessica	E	Open seat	
Giannantonio, Anthony	P	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 7:19 by Dennis Decina.

A motion was made to approve the May 2022 Regular Meeting and Executive Session Minutes at 7:23pm by Heather Becker, seconded by Paul Donoghue. In Favor 7, Abstentions 4, Opposed 0

Correspondence:

1. 600 Warwick Tpk - boating safety class question
2. 493 Lakeshore Drive - STR notification
3. Fire inspection certificate for the old firehouse due

Membership Secretary Report:

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

POA – 653 (613)

Double Docks – 10 (10)

Tenants – 4 (7)

Specials – 7 (8)

Total POA – 674 (638)

Total Easement – 1372 (1387) – Easement Only – 698 (749)

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. The bulk of Membership packets have been shipped and now packets will go out as the stragglers pay, along with those who paid and didn't not include requests for tags or were missing required documentation. A recent email blast notified everyone that the office will be closed from 6/18 through 4th of July holiday for Office Administrator's

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vacation. Anyone needing beach badges / dock stickers was urged to take care of this by this coming week.

To date, we have collected almost \$39K in past due Easement Fees (as compared to almost \$30K last month).

Notices to all delinquent Dock Holders and Easement Holders was sent out this month. As a result, we have seen some docks given up (with plenty on the Dock Waiting List to take them!) and payments being made for both POA and EAS.

Following return from vacation the office will sort thru any payments made during this period and we will begin the process of forwarding late Easement accounts to our collection company.

Past reports were not showing what we believe to be a significant trend of more households becoming POA members, but at the end of last month and even more so into June we are definitely seeing this in our POA numbers. On Thursday 6/9 we hit tag 724. We ordered 760 this year which is 20 more than we have in the past! We will determine if we need to add more before vacation starts so that we will have available in July. We are asking board members to hold on to their beach badge packets for a just in case, and if we need them, we will let you know. We will notify beach if we need to resort to this so that board members can still have beach access. Many of the recent PO's joining were doing so for only beach access (although some mentioned they had Dock Apps in). Maybe some people are skipping an away vacation and planning a staycation due to the financial state of affairs. It was discussed with office and we think with the new software program we can manage Beach membership differently in the future.

New Community / Accounting Software Package

Terry, ever so gracious, willingly took on the organization of the Software package and looked through some of our past documentation and a list of suggested companies to contact for a comparable product. Thank you, Terry! We are moving ahead to look at two other companies and hopefully will be able to lock in very soon.

**A motion was made at 7:37pm to move to Executive Session by Paul Donoghue,
seconded by Karen Sarnowski. In Favor 11 Abstentions 0 Opposed 0**

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A motion was made at 8:42pm to exit Executive Session by Paul Donoghue, seconded by Heather Becker. In Favor 11 Abstentions 0 Opposed 0

Treasurer's Report:

Committee chairs should start thinking about any budget needs for calendar year 2023. The POA budget will be voted on in the August public meeting, so what will be presented then will need a board vote at the July board meeting.

A motion was made at 8:44pm to move the start of the regular board meeting to 6:30pm and the start of the easement public session to 6:15pm by Paul Donoghue, seconded by Jim Jones. In Favor 11 Abstentions 0 Opposed 0

Committee Reports:

A) Activities:

Paint Fusion and Music Under the Stars were very successful. Considering another Paint Fusion that would be a fundraiser for The Last Resort animal and wildlife rescue center.

B) Beach: report under Executive Session

C) Boathouse: no report

D) Clubhouse:

A motion was made at 9:26pm to approve the NJ Restaurant Equipment bid for kitchen equipment and delivery not to exceed \$7,500 by Doug Grayson, seconded by Jim Jones. In Favor 11 Abstentions 0 Opposed 0

E) Dam:

Andrew Quirk was appointed Chair of the Committee and updated the EAP in preparation for the Regular Inspection which took place on June 4th. Mountain

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Landscaping cleared vegetation and tree trunks from the reservoir below the gate house.

With the onset of Hurricane Season the Committee urges the Board to immediately repair the cameras at the Spillway to reinstate a video link allowing Committee members to view conditions virtually and hence eliminate the need to be on the road during a storm. The area of the Dam also needs to be under video surveillance as graffiti was recently applied to the rip-rap.

The Committee is looking for a Board member to coordinate and lead the cleanup of Firework debris on Sunday August 30th before the beach opens. The Board may want to consider including the cost of a contractor cleanup in future years.

F) Bylaws, Rules & Regs: no report

G) Docks:

It's been a very busy month for this one-person committee. Many assigned, some flipped, Repairs checked, etc.

Assigned this month:

3 Assigned to a physical dock

7 Assigned and to build a dock

1 Assigned and docks installed approved

3 Moved to new space/dock

1 Applicant turned down assignment, wants specific location; left on list to wait

2 Repairs completed and checked 2 existing LF Property Applicants' docks checked and approved

To be done:

2 Installations to be checked

3 Existing LF Property's Applicants' Docks to be checked

1 Existing LF Property Applicant's Request to install a dock approved

2 Repairs in Progress

Current Dock List:

24 Applicants, with 10 submitted since our last meeting

Currently working on applications submitted in 2022

Docks in Disrepair are being observed for future notices

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A number of docks were given up upon notice of delinquency.

The Board discussed the creation of a dock holder Code of Conduct due to multiple instances of people harassing their dock neighbors this summer.

The Board approved a non-standard parallel dock installation at a challenging location.

A motion was made at 9:02pm that going forward for new owners of a developed lot and undeveloped lot, we will charge for each undeveloped lot, but we will grandfather for existing lots until the property is sold, by Paul Donoghue, seconded by Anthony Giannantonio. In Favor 11 Abstentions 0 Opposed 0

A motion was made at 9:11pm that we accept other than NJ boat safety certificates if they are NASBLA certified or the Coast Guard certificate, by Paul Donoghue, seconded by Lauren Engleman. In Favor 11 Abstentions 0 Opposed 0

H) Dredging: no report

I) Easement: no report

J) Entertainment: no report

K) Environmental: The Committee met on May 23rd.

It was decided to purchase an aerator to be used in Audubon Cove. The permit by rules NJDEP document was obtained and a copy printed and will be stored in the Office. It also details what can be done to maintain the Lake without requiring a permit.

Blueberry Island clean-up will be on July 10th and the boat /dock count will be on July 17th. Shoreline erosion will be noted.

The Committee voted unanimously to recommend to the Board that drawdowns only occur only every 4-5 years, re-affirming and restating its previous position.

Approximately 13 goslings have been seen on the Lake. A flock of 31 adults exists. It should be noted that as far back as the 1950's there were no Canada Geese on the lake.

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Likewise, cormorants did not inhabit the Lake. The latter eat massive amounts of fish each day and there are about 7 on the Lake. Ducks were much more plentiful, and more species inhabited the Lake.

Kathy Straubel reported on the NJCOLA presentation of Canada Geese control methods.

Aquatic Analysts placed Charcoal “socks” at 5 storm drain inlets.

A township road sweeper completely blocked a storm drain with debris. The drain empties into Upper Mount Laurel Lake. Within 24 hours of being informed, Ed Steines had the debris cleared away.

L) Insurance:

June 30th is our renewal date each year and the committee is pleased to have obtained renewal quotes that came in beneath our rates of the previous year, despite increasing coverage on our security boat and barge. This is a rare occurrence indeed, and our agent, Julie McCormick was thanked for her work in securing these rates.

M) Legal: report under Executive Session

N) Master Plan: no report

O) Parklands:

Bulkheads:

Discussion of a proposed recommended contractor list, suggested requirements:

- Insured
- Integrity, have a history of respect of our property when doing work (e.g. no reports of sending/placing items into our lake like leaves, soil, gravel, stones, etc.)
- Workmanship, project outcomes are of good workmanship (esthetically and structurally) and all restrictions / instructions are followed
- Cooperation, history of good response to issues brought to their attention
- Pricing, historically competitive pricing/bidding

Encroachments: no report

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P) Publicity & Public Relations:

CORRESPONDENCE via email, Facebook, Instagram was sent out for the following: Friday Socials, Vendor Fair, Club Sports, Beach opening, Paint Fusion, Music Under the Stars, Yoga, Club Sports, Fishing Derby, Bon Fire, Swim Lessons, t-shirt sales.

UGLPOA Facebook & Instagram:

Follow @UGLPOA and @uglbeach Instagram and spread the word. If you have great images/photos of events, activities, happenings, etc. please send.

COMMITTEE EMAIL ACCOUNTS: Discussion of how to allocate the Microsoft emails available. Discussion and possible plans for a new digital, solar powered notice board that could be controlled from the office.

Q) Security:

Discussion of three quotes for the security camera replacements and repairs.

R) Stumps: no report

S) Weeds:

Lake was treated with sonar on 5/18 as a split treatment. This was a preemergent treatment. Effects won't be seen for three weeks. Need to treat when weeds which are actively growing now are between 6- 24" tall. Pondweed can grow a foot per week.

Mt Laurel Lake treated for algae and weeds on 5/18.

Reports of some algae slicking. Will follow Secchi depths and need for treatment of an algae bloom.

Activated charcoal socks were placed in Audubon and Firehouse Coves to absorb incoming phosphorous at inlet sites.

Plan to add more charcoal socks at selected other drains entering into lake as discussed with Andrew.

Received complaint about treating weeds in which the party thought was not necessary. Response was given.

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T) West Milford Lakes Association: Andrew Quirk, representative
Jim Rogers discussed the role of West Milford Environmental Commission.

**A motion to adjourn was made at 10:37pm by Paul Donoghue, seconded by Heather
Becker. All in Favor**

Respectfully submitted,
Margie Culhane, Secretary