

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
July 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	P	Manzo, Rene	E		
Engleman, Lauren	P	Morrison, Debra	P	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:**

With a quorum present, the meeting was called to order at 6:38pm by Dennis Decina.

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**A motion was made to approve the June 2022 Regular Meeting and Executive Session Minutes at 6:39pm by Paul Donoghue, seconded by Anthony Giannantonio.**

**In Favor 9 Abstentions 4 Opposed 0**

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**A motion was made to approve the June 2022 Public Meeting Minutes as corrected at 6:42pm by Jessica Nicosia, seconded by Lauren Engleman.**

**In Favor 9 Abstentions 4 Opposed 0**

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**A motion was made to approve the June 2022 Financials at 8:59pm by Jessica Nicosia, seconded by Kylie Klimek.**

**In Favor 13 Abstentions 0 Opposed 0**

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**Correspondence:**

1. 179 Point Breeze Drive – notification of short-term rental use.
2. Landing Road - resident reported that too many cars were parked on the street during the weekend and they couldn't get through.
3. Elizabeth Road – notification that a tree person was working in the area and now there are 3 trees in water.
4. Boathouse Cove – notification that Airbnb customers are parking on Parklands (up to 8 vehicles spotted) and trespassing on area docks.

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5. 197 Point Breeze - Jill Wei reports a broken tree on parklands that is in danger of falling.

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**A motion was made at 7:10pm to move to Executive Session by Paul Donoghue, seconded by Karen Sarnowski. In Favor 13 Abstentions 0 Opposed 0**

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**A motion was made at 7:59pm to exit Executive Session by Paul Donoghue, seconded by Jessica Nicosia. In Favor 15 Abstentions 0 Opposed 0**

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**A motion was made at 8:00pm to engage Shulman, Black, and Katz for the 2022 audit at a cost of \$5,000 by Jessica Nicosia, seconded by Paul Donoghue. In Favor 15 Abstentions 0 Opposed 0**

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**Membership Secretary Report:**

Implementation of new office software update: we have settled on a recommended vendor after an in depth look at three. Discussion deferred to next month.

**Treasurer's Report:**

Discussion re 2023 budget proposal for August POA meeting. Major themes were preparedness for rising fixed costs, e.g. utilities and insurance, and concern about economic recession impacting membership numbers.

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**A motion was made at 8:53pm by Paul Donoghue, seconded by Doug Grayson, that the Board recommends to UGLPOA members that we raise 2023 dues to \$293. In Favor 15 Abstentions 0 Opposed 0**

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**Committee Reports:**

**A) Activities:** Heather Becker

The Committee will be securing 2 bounce houses for UGL Day – August and rain date in September.

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Club Sports Kick off - We had one round of games this week and all participants seemed to really enjoy them. Received a lot of positive feedback.

B) Beach: Kylie Klimek no report

C) Boathouse: Doug Grayson no report

D) Clubhouse: Gary Zielinski and Doug Grayson no report

E) Dam: Andrew Quirk

The Dam was inspected by Jerry Cross and found to be in satisfactory condition. The report was sent to the Bureau of Dam Safety for their approval. The latter have not commented on the open subject of mapping the downstream flood zone. Only three recommendations were made. They concerned removal of vegetation at two locations and filling in a scoured area at the right abutment.

This work needs to be completed before December this year.

F) Bylaws, Rules & Regs: Paul Donoghue no report

G) Docks: Karen Sarnowski no report

H) Dredging: no chair, no report

I) Easement: Terry Gianniotis no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

Water level is minus three inches. Committee members continue to discuss alternatives with residents of Audubon Cove about a possible aerator in a weed problem area. Upon closer examination, it may be that a vacuum extractor might be the best solution. Lake Capacity drone photos were taken, and a clean-up of debris on Blueberry Island took place on 7/10/22.

L) Insurance: Debra Morrison no report

M) Legal: Paul Donoghue no report

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N) Master Plan: no chair, no report

O) Parklands: Jim Jones

Bulkheads: Heather Becker

The Committee met with one owner of the property, Bhavu Patel, at the property at 239 Point Breeze on Saturday, July 2nd @ 9am. Meeting was to discuss application submitted by the property owner(s) to repair current bulkhead. In the committee's opinion the bulkhead cannot be properly worked on until the next lake drawdown. Alternatives were discussed with the property owner, which would provide a temporary deck over the current failing bulkhead to safely give them access to their dock and boat.

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**A motion was made at 9:45pm by Heather Becker, seconded by Jessica Nicosia, to allow 239 Point Breeze to build a 6.5-7' deep by 15' long temporary deck over the failing bulkhead, to be replaced by a conforming bulkhead and dock during the next drawdown.**

**In Favor 12   Abstentions 0   Opposed 0**

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Encroachments: no report

P) Publicity & Public Relations: Lauren Engleman no report

Q) Security: Doug Grayson

1. Illegal boat launching at Dover Cove
2. Illegal access to lake during winter at Schmidtke Lane/Mountain Jug
3. Security camera repairs – have received three bids
4. Firehouse Cove vandalism – boat damage – looking into a camera system that will provide coverage of the area (Easement budget)

R) Stumps: Jim Jones no report

S) Weeds: Rene Manzo

Dover cove was treated for increasing pond weed.

Secchi depths are good without significant amounts of algae.

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Attempting to install a water circulation device in Audubon cove as a test. Andrew has been speaking with homeowners.

Report of possible algae boom in Audubon cove was investigated by Larry Kovar. No algae bloom was present.

Small amounts of algae near shoreline are not unusual in lakes such as this and usually does not portend an imminent toxic algae bloom.

T) West Milford Lakes Association: Andrew Quirk, representative

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**A motion to adjourn was made at 9:46pm by Paul Donoghue, seconded by  
Jessica Nicosia. All In Favor.**  
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Respectfully submitted,  
Margie Culhane, Secretary

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Attachment – Bulkhead photos



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