

Upper Greenwood Lake Property Owners Association
Board of Trustees Public Meeting Minutes
June 11, 2023

Attendance

Becker, Heather	A	Grayson, Doug	E	Sarnowski, Karen	P
Culhane, Margie	E	Jones, Jim	P	Tonnessen, Linda	P
Cytowicz, Will	P	Manzo, Rene	P	Zielinski, Gary	P
Engleman, Lauren	A	Morrison, Debra	E		
Ezratty, Steven	P	Nicosia, Jessica	E	Open seat	
Giannantonio, Anthony	P	Nietzer, Laura	P	Open seat	
Gianniotis, Terry	P	Quirk, Andrew	P	Open seat	

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

Attorney Present – James Romer Y/N

Members present (include the Board members): 11 + 37 = 48T

With a quorum present, the meeting was called to order at 10:04 am by Terry Gianniotis.

The Pledge of Allegiance.

Welcome Message from President Terry Gianniotis:

Terry welcomed everyone in attendance

She thanked all who volunteered and Board members.

She stated that she was aware that there were many attended with the AquaPark in mind and that discussion will be held during Q & A.

She noted that we had left the Fireworks scheduled for August because they had been scheduled and contracted before it was known that there was a failure at the nest.

She informed the members that the Board is currently engaged in working on updating our By-Laws, the Clubhouse is having two HVAC units replaced due to the old units having performed to their expected life expectancy.

At this point she asked our newer board members to introduce themselves and what committees they will be working on.

Members of the Board intro introduce themselves:

- New Board Members:
 - Linda Tonnessen – Beach

Upper Greenwood Lake Property Owners Association
Board of Trustees Public Meeting Minutes
June 11, 2023

- Will Cytowicz – Dredging & Encroachment
- Steve Ezratty – Web / IT

At this time she thanked Jim Jones for his running the Fishing Derby again this year and Karen Sarnowski for all the work she does for the association.

Committee reports:

- Beach – Linda – Beach opened for weekends at the end of May (Memorial Day Weekend) and opens 6/20 for full time use, We have a great staff on board and who are very excited of the coming season. Weekly events are being planned and swim lessons will start in July on Tues and Thursdays
- Membership Secretary – Karen Membership this year is on a great track; there are 52 more POA members currently then last year at 674
- Security – Laura – If you are using a boat on the lake it needs to be registered with the office and motorized boats launched only at the Boat launch.
- Web/IT – Steve – Discussed our working on Database replacement, due to its age and volatility, with the TOPS program. Members will be able to access it and view their records for accuracy, as well as pay on-line, send board members / Committee chairs emails. Replacing our hardware due to age and size requirements, as well as creating a network for sharing. Website will also be updated and new features added. Steve fielded some questions from the audience.
- Environmental – Andrew – Spoke about the federally funded pilot program that is being run at Montclair State University in which multiple UGL'ers are participating in, including himself, Kathy Strauble and Terry Gianniotis. Sampling from the lake will be done weekly to help identify Harmful Algae Blooms(HABs). Discussed the precautions to take in the case of a bloom.
- Weeds – Rene Manzo spoke about a treatment done on 5/30 that will take approx. a month to see the effects. Aerator installation in Audubon Cove to hopefully take care of some of the weed issues in that area; this is a test situation to see if there are viable effects.

Question and Answer Session:

Upper Greenwood Lake Property Owners Association
Board of Trustees Public Meeting Minutes
June 11, 2023

Pete Ivanhotle asked about the grass cutting at the boat launch and its frequency.

Jim Suessman asked if there was a particular weed killer to use on poison ivy next to the lake. Jim Jones advised that anything on the market could be used.

Jim Jones raised the issue of the AquaPark since no one had asked a question regarding it and there are many posts on Facebook complaining that it will not be used this season. This led to a discussion on the AquaPark with many in the audience participating. After lengthy discussion on the pros and cons, others using similar devices, how to defray the cost of insurance, it was decided that a committee would be formed to work with parents/users and board members to research the suggestions and to see if its use could become viable for the upcoming season. Tanya collected emails for those interested and would work to get a meeting time set.

Concerns were raised about the Pioneer Canal access which seems to be blocked with slushy muck. People are getting in and out but if we were to have a drought with any lake lowering consequence that could change. Jim spoke about possible remedies.

A question was raised about safety out on the lake and what kind of accidents have occurred. (None in the last two years) Recommended children wearing PWC 13 yo and younger. We were asked if we keep statistics (We do not since accidents are very infrequent). Our Security team deals more with safety issues with our members, like riding at the front of a pontoon boat when underway, speed issues, life jackets required on paddleboards. There were complaints of reckless operators and of speed. Members were advised that our Security cannot issue tickets, only Marine police can. It was recommended that we issue an email reminding users of the lake speed limits. There was a suggestion that we track behaviors on the lake so that we can stop bad behaviors.

Question as to whether there will a drawdown this year to lessen the weeds. Rene and Andrew spoke about drawdowns and weed control and it was mentioned that both Princeton Hydro and Montclair State University were warning that it would be a rough year for many lakes due to last winter's mild conditions and our early warming this spring. (No drawdown is planned for winter '23-'24 at this time but based on conditions over the summer that could change.) Someone asked if we own our own Weed Harvester, which we do not. The cost to hire someone to come in and do harvesting is \$1000 to load in the machine and \$3000/day for its use! Someone asked if there were more they could do individually to lessen the weeds. Not really other than

Upper Greenwood Lake Property Owners Association
Board of Trustees Public Meeting Minutes
June 11, 2023

follow good practices for lake community living in regards to phosphate loading, septic care, etc..

Questions brought up about all the Air BnB's around the lake. Informed that there were not that many compared to a few years ago and that they are monitored regularly for having permits from the town and the BnB websites were monitored on a regular basis for new ones and we reach out to them when any are found. Request to let Air Bnb'ers know what they can or shouldn't do for the health of the lake. Essentially Air BnB'ers should not be using the lake to cause any issues. Some in the audience claimed that there are many AirBnB renters using the lake. They were told to inform the office of the details so that we could follow up.

Complaints of PWC's riding at high speeds in Carter Cove & Bridge Run. Asked observers to let us and/or Security know at the time if possible. Both of these areas are No Wake Zones.

Announced that the Beach Docks would be out of use for 12 days due to the planting of sod in that area to make it more comfortable coming on to the beach as well as aesthetically pleasing.

Announced upcoming Events:

6/25 – Fishing Derby

8/19 – POA Elections & Meeting

8/26 – Fireworks

Last Friday of every month – Friday Night Social – Come out, meet your neighbors for a good time!

Reminder:

POA budget meeting and elections will be Sunday, August 19th at 10am in the Clubhouse.

The annual Easement budget vote will be Sunday, November 5th at 10am in the Clubhouse.

Upper Greenwood Lake Property Owners Association
Board of Trustees Public Meeting Minutes
June 11, 2023

Meeting adjourned by Terry Gianniotis at 11:20am.

Respectfully submitted,

Karen Sarnowski

A handwritten signature in black ink that reads "Karen Sarnowski". The signature is written in a cursive, flowing style.