

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
August 8, 2023**

Attendance

Becker, Heather	E	Grayson, Doug	E	Sarnowski, Karen	P
Culhane, Margie	P	Jones, Jim	P	Tonnessen, Linda	P
Cytowicz, Will	P	Manzo, Rene	E	Zielinski, Gary	P
Engleman, Lauren	E	Morrison, Debra	P		
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

With a quorum present, the meeting was called to order at 6:33pm by President Terry Gianniotis.

A motion was made to approve the July Regular Meeting and Executive Session Minutes as corrected at 6:34pm by Margie Culhane, seconded by Debra Morrison. In Favor 8 Abstentions 2 Opposed 0

Correspondence:

1. 493 Lakeshore Drive – Notice of annual STR renewal application.

Membership Secretary Report:

Current Membership as of end of July 2023 (compared to 2022 numbers in parentheses)

POA – 758 (748)

Double Docks – 10 (10)

Tenants – 14 (8)

Specials – 8 (9)

Total POA, TEN, SPC – 790 (775)

Total Easement – 1494 (1560)

Overall numbers have POA running higher than a year ago, but Easement at this point last year was higher overall, and the difference is not in the POA overage. We are essentially lagging in 41 easement members.

Any new Dock assignees that are currently being assigned are paying POA membership so we will still gain a few new members there.

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Office Renovations have essentially been completed with some small tasks left.

Tops' on-boarding of our documentation and orientation of the staff to the program's software has begun, but may lag briefly during August due to scheduled vacation time.

Presentation by Laura Nietzer about sand erosion at the beach.

Treasurer's Report:

The proposed budget for 2024 that was presented in July was reviewed in light of a presentation on the degree of sand loss at the beach.

A motion was made to replace the previously approved 2024 budget in July with a 5.4% increase for 2024 to \$308.70 at 7:07pm by Jessica Nicosia, seconded by Anthony Giannantonio. In Favor 10 Abstentions 0 Opposed 0

A motion was made at 7:15pm to move to Executive Session by Laura Nietzer, seconded by Karen Sarnowski. In Favor 12 Abstentions 0 Opposed 0

A motion was made at 8:05pm to exit Executive Session by Laura Nietzer, seconded by Will Cytowicz. In Favor 11 Abstentions 0 Opposed 0

Committee Reports:

A) Activities: Heather Becker no report

B) Beach: Linda Tonnessen

Swim Lessons were successful, and are done.

Wednesday Late-Night Activities: Tie Dye, Pizza Party, Ice Cream Social.

Weekly Friday Crafts: Sand Art, Decorating Hats, Wind Chimes.

Annual Hot Dog Roast for POA members will be held on August 19th, 12:00-4:00

Teen Night: We had 60 participants, Pizza, Music.

Closing Labor Day, September 4th.

August Beach Hours open at 11am-6:30, Late night Wednesday open until 8:00

C) Boathouse: Doug Grayson no report

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D) Clubhouse: Anthony Giannantonio and Gary Zielinski no report

E) Dam: Andrew Quirk

Weeds are growing in the downstream weir and will need to be cut back. The same is true for the upstream riprap and the whole length of Mount Laurel Dam.

F) Bylaws, Rules & Regs: no chair, no report

G) Docks: Karen Sarnowski

Currently in Process of Assigning (5)

Lake adjacent applicants to be processed (12)

New on Existing List to be assigned (22)

New Applications not entered into Spreadsheet (34)

A number of people were slow to respond to emails or simply don't use email. Applicants need to understand that email is the primary method of contact and they should provide an email that they will monitor. If they do not use email, they should provide a phone number and state that it is the only contact method they use.

Development of Racetrack Dr -Carter Cove - Currently holding off on plantings in this area in case we decide to use the parklands area here for dredged material. Once this is determined we can move forward with Barrier Shrubbery.

While out doing dock assigning work in CH Cove, a dock area was noted to have a pile of beverage cans left in front of it. Members are advised that leaving garbage or recyclables laying on the ground next to their dock could cause them to become a member not in good standing and possibly lose their membership.

H) Dredging: Will Cytowicz

The committee met with Mark Amler of Pristine Waters at Bridge Run Bay to discuss basic goal setting, information gathering requirements, and the logistics of running a vacuum dredge. Different areas were explored for placement of the geotextile tube that would receive the lake material.

I) Easement: Terry Gianniotis no report

J) Entertainment: no chair, no report

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K) Environmental: Andrew Quirk

The Citizen Scientist program continues to sample and analyze algae cell counts and download results to Montclair State University. The latter reports that it is a very bad year in NJ for HABs, but UGL seems to be avoiding an outbreak. This can, however, change at any moment. The circumstances leading to an outbreak are numerous and may actually vary from lake to lake. Specific algae may require specific nutrients to become the dominant species. A gene is then turned on and the algae produces cytotoxins. The gene can also be turned off. Readings of pigments in the water over 10-12 are considered a possible indicator of a bloom but our readings have slowly risen during the summer from 3 to 7. *Cylindrospermopsis* is an invasive species that is on the rise in NJ. The dominant species can change from season to season, and it is not possible to predict when a bloom may occur. Algae grazers don't like cytobacteria and it is assumed that they may "taste bad" as part of their defense mechanism. Run off with certain nutrients can help specific algae become the dominant species and this can change very rapidly. Our water temperature this week was 26.3 C and anything above 25 C is considered to favor cyanobacteria.

The aquathruster in Audubon Cove is operated periodically.

L) Insurance: Debra Morrison no report

M) Legal: Terry Gianniotis - for executive session

N) Master Plan: no chair, no report

O) Parklands: Jim Jones

Bulkheads: Andrew Quirk

The silt fence on the Lake bottom at 24 Spruce Point Drive has been removed, but the navigable channel remains very shallow and requires Board attention. If the Lake were to drop a few inches because of a drought, boats in Pioneer canal could potentially be cut off from the rest of the lake.

Boulders will be placed to fill in gaps in the bulkhead at the northern tip of Racetrack Drive. The three dock holders have been informed.

There are five active bulkhead repair applications.

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Encroachments: Will Cytowicz and Margie Culhane

Abandoned vehicles on Riverside - both have been removed, and the remaining items are in process.

Racetrack - Rick Buchtman will be examining the cut/pruned trees with the committee.

Fence on Parklands - the committee met with the surveyor hired by the PO to examine the property lines and discuss solutions.

P) Publicity & Public Relations: Lauren Engleman, no report

Q) Security: Laura Nietzer

Security responded to a boating accident on Sunday, July 30th. A person on a PWC ran into the rear of a powered rowboat that was towing a disabled boat, causing the powered rowboat to flip over and ejecting the occupants of that boat into the water in the main channel near Dover Cove. No injuries were reported at the scene. West Milford Police and NJ State Police also responded. We are waiting for the police reports.

Security is going to be stopping PWCs that are being operated in a reckless manner to remind the operator of speed limits and informing them of what they were doing that was hazardous. They also will be making sure that operators are licensed and a property owner.

West Milford Police have been on the water two times this summer thus far and will be back to help us enforce the boating laws in NJ.

R) Stumps: Jim Jones, no report

S) Weeds: Rene Manzo

The lake is turbid but not due to increased algae. The Aquathruster in Audubon cove has been turned off until we put a guard around the end of the dock. Audubon cove was treated for algae along the shore.

The shoreline and water adjacent to homes should be maintained by homeowner. Most residents will pick up debris in front of their homes.

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T) Ad Hoc Committees:

West Milford Lakes Association: Andrew Quirk, representative

Princeton Hydro presented their draft WIP plan that was underwritten by the Highlands Council in partnership with the Township, (see last month's minutes for their conclusions). In-Lake measures can only be funded for public lakes. The same is true for dredging. Measures to improve Watershed quality may be eligible for State or Federal funding but the NJ Legislature has not appropriated any money for such projects. The draft has plans for 60 projects in West Milford.

Culver Lake installed a whole lake aeration system at the cost of \$1 million dollars. It is also adding ALUM to many septic tanks.

Alan Fedeli of Cupsaw Lake gave an overview of Highlands Council/Princeton Hydro report for Ringwood Watershed and how a grant was obtained last year to fund a \$190,000 rain garden at a middle school. The work is expected to begin in the next 9 months. The Lake has banned pontoon boats and Erskine Lake is considering the same action as it is becoming too crowded.

The October guest will be Eileen Born, Esq. of Dolan and Dola who represents NJCOLA. She will present an overview of the responsibilities of Board membership. Questions can be submitted to her in advance before Sept 1st.

NJCOLA - No meetings to report.

A motion to adjourn was made at 9:19pm by will Cytowicz, seconded by Laura Nietzer. Approved by acclamation.

Respectfully submitted,
Margie Culhane, Secretary