

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
ANNUAL POA MEETING MINUTES
August 24, 2019**

Board Attendance

Abbruzzese, Michael	P	Jones, Jim	P	Veninger, John	E
Becker, Heather	E	Manzo, Rene	E	Zielinski, Gary	E
Colnaghi, Warren	P	Marino, Joseph	E	Zemsky, Eric	P
Culhane, Margie	P	Morrison, Debra	P	Open seat	—
Decina, Dennis	P	Quirk, Andrew	P	Open seat	—
Donoghue, Paul	E	Sarnowski, Karen	P	Open seat	—
Gerace, Nicole	P	Sarnowski, Shelby	P		

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

With a quorum present, the meeting was called to order at: 10:08AM by Vice President Shelby Sarnowski.

Pledge of Allegiance

Welcome by Vice President Shelby Sarnowski

Committee Reports:

CLUBHOUSE- Dennis Decina- We replaced the front doors, and look to repair the bathroom floors.

Want to get an inspection for the clubhouse; specifically a reserve study-covering all aspects of clubhouse...so we know what amount of money we need for various repairs as they become necessary. The \$12.50 increase is proposed to take care of these items.

BEACH- Shelby Sarnowski read Joe Marino’s report-Strong attendance of 165 in July & 100 for August. Lifeguards are closely monitoring that everyone wears a beach tag when on the beach...issue with fishing lures, so urged members to please caution people fishing near beach.

In 2020 we’re moving towards charging fees for swim lessons to eliminate/lessen no shows and waste of time for lifeguards.

WEEDS- Andrew Quirk reported on behalf of Rene Manzo – We’ve been pro-active and have not had an issue of algae, nor had to close our lake, as did Lake Hopatcong. Larry has been doing a great job because as of 3 wks ago things looked bad re: algae. Upper Greenwood Lake took a cell count and nitrogen, which wasn’t in budget. 3-4 wks ago we were getting clumps of algae and slicking in Dover Cove. The good news is that the cell count came back very low.

NJ has to determine what is dangerous; 20,000 cells/milli-liter. We were hoping to get way below 20k and we got 8k. We did nitrogen & phosphorus counts and they were also low; State’s dangerous levels are .05 and we were 0.02.

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He cautioned association members to be alert, since it can change week to week. He advised folks to be diligent about pumping out their septic and warned against blowing leaves into the lake, stating that there are high levels of Phosphorus and Nitrogen in fertilizer(s).

DREDGING – **Shelby Sarnowski**-Lake Draw down will occur around Oct 1st.

BUDGET – **Nicole Gerace** – We will increase the POA dues by \$25/household....4 categories: Fireworks/Beach/Clubhouse & Capital Improvements. \$16,375. Is the total budget increase.

BEACH-**Joe Marino's report read by Shelby Sarnowski**- Our beach is well used....lifeguards are role models...yet they are looking at other jobs....our beach payroll hasn't increase in 10 yrs., we're taking on Jr. lifeguards, only to lose them to other facilities. We are losing our veteran guards. We are required to have a lead lifeguard over the age of 18 at all times, so it is imperative we retain lifeguards, Jr. & Lead. 14% of the dues increase will then be allocated to the beach budget.

CLUBHOUSE-**Dennis Decina**- Our clubhouse is a great asset; as a realtor he shows prospective buyers the clubhouse; stopping in to show off the clubhouse, explaining how much it adds to our community. Yet we need enough money set aside to care for a 20+ yr. old facility. We don't want to put band aids on things as they break. Instead we want to preserve this for our kids and grandkids.

FIREWORKS- **Joe Marino's report read by Shelby Sarnowski**- our current fireworks provider cannot continue to give us the firework show at the same budget. The Nat'l firework budgets increased over 10% on average, which equates to approx. \$6/per property.

JIM JONES commented on firework show...basically on cruise control with help from Tanya... Being able to plan the event the event and have your families come on a particular date, to see a good show. Plus it ties into the increased number of people that would come to the fishing derby the next day.

Shelby Sarnowski called for PUBLIC BUDGET QUESTIONS:

Pete Adelake lives in the cove Address: 460– he commented that we raised the POA dues by \$25/ last year, and wondered what that went for.

Nicole Gerace corrected him that said POA dues increase occurred 2 years ago.

Jim Jones said we did the improvements on the pavilion—new ceiling as required by the Health Department...we spend several thousand dollars to help fund that improvement.

Wayne Gottlieb said as of 12/31/18- We had over \$230k of undirected cash sitting in a bank account...some of that came from last increase. We have a pile of money, we should spend it instead of increasing the dues.

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Nicole Gerace said we keep 1.5 yrs. in reserve in the event of a recession and the possibility that then, we MAY not have adequate membership, read due revenue.

Wayne Gottlieb asked how many members; 671? Then he answered himself stating the high water mark was over 700.

Karen Sarnowski-answered that we once got up to 725 members.

Jim Seussmann-lives on Pt Breeze Drive,-If we were to add back non-cash item(depreciation) we'd have \$290k cash surplus.

Nicole Gerace said since she's been on the board the past 2 yrs., we've maintained a 1.5 x reserve. The new budget is \$197k.

Tanya Mekelburg commented that the beach payroll will have to bump-up to at least minimum wage for lifeguards, etc. else they could work at ShopRite, etc. for better hourly wages.

Nicole Gerace clarified that we've been budgeting for docks, all along, yet stated it's not a reserve item, it's a line item, as is the Bulkhead replacement fund - \$30k--a portion of that which is on the POA property is included in POA budget.

Bob Moskin stated that the Engineered wall is different. The rest of parkland is RR tie wall, which has to be replaced. The original engineered wall was 10x the cost of the RR wall insomuch as it's under the clubhouse; it has to support the clubhouse, so it's much more expensive.

AUDIT

Jim Seussmann stated it seems kind of late that we're receiving it this year.

Nicole Gerace- we received a draft in June, met in July discuss changes, then we were served with a lawsuit and had to make a change in the audit to cover the lawsuit.

Dennis Decina reported that we covered a small claim for an injury of a person coming off the dock, and it was paid promptly; no issues there.

DOCKS

Paul Guliano, stated he appreciates Karen's tour of docs...what is association's liability for unassigned half underwater docks or partial docks floating around? If it's the board, are we adequately insured?

Dennis Decina replied that we have an insurance policy which covers all property and liability re: claims.

Legal collections line item discussion regarding \$988.

Tanya Mekelburg said the collections are NET of legal fees.

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Debra Morrison reiterated the prudence of a 1.5 yr. reserve, especially due to economic uncertainties.

Paul Guliano, who lives on 25 Pt Breeze-said last year we paid for a survey and parkland to clean it up; wanted status.

Board- We voted on the easement budget which this is covered under, NOT the POA budget.

Voting for Re-Election:

OPEN SEATS:

John Veninger

Paul Donoghue

Nicole Gerace

Andrew Quirk

Margie Culhane

Tanya Mekelburg nominated Doug Grayson for board membership, Chris Mekelburg seconded it. Doug Grayson introduced himself as having lived here 13 yrs. & been a contractor for 15-20 yrs. He works at the Board of Education on the Search & Rescue teams and has volunteered for activities committee for 3 yrs. now.

Shelby Sarnowski nominated Paul Donoghue, Chris Mekelburg seconded it. (Paul didn't speak as he was absent/excused.)

Bob Moskin, nominated Nicole Gerace, Karen Sarnowski seconded it. Nicole Gerace spoke that in June 2017 she started on board, and became UGLPOA Treas in Aug 2017. She & husband, James, have lived here 5-6 yrs.; she loves working on board & wants to continue to make a difference in our community.

Chris Mekelburg nominated Andrew Quirk, Shelby Sarnowski seconded it. Andrew Quirk, spoke of his ongoing concerns about maintaining the water quality and has overseen the sampling the last 2 yrs. He is the "Dam manager as people like to call me". The Dam is undergoing major changes and he wishes to continue to manage those changes.

Dennis Decina nominated Margie Culhane, Karen Sarnowski seconded it. Margie Culhane has lived in the lake community since 1993, joining the board as an appointee in the fall of 2018. She is a College English teacher, providing the board with grammar corrections. She previously owned her own company, & has experience with marketing & project management. Karen Sarnowski gave Margie a glowing report, stating she would love to see her voted back onto the board.

Dennis Decina requested to speak prior to the vote, stating the annual property owners' association dues on NJ's sister lakes are double & triple our dues. He reported that the company came to evaluate our security cameras, and casually asked our dues were. When Dennis told him his jaw dropped at the little bit we're asking for, both annually, and for this years' increase. Dennis assured the audience, that we'll do a great job on the board to work assiduously; we are intent

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on bettering the lake for everyone. Dennis said amortized over the whole membership, the increase will go a long way towards maintaining our building & property.

Culver ??? Lake & Lake Mohawk's annual lake association dues were \$900. and \$1,800 per year, respectively.

Doug Grayson then spoke about Highland Lakes, which allow electric motors only, no gas engines. They levy a \$2k annual POA fee. Plus as a Highland Lakes new buyer he had to pay a \$1k initiation fee.

The ballots were then collected. Ballot Counters were James Gerace & Alexa Kaiser, who reported 70 yes votes, 10 no votes. The \$25. per household budget dues increase carried.

PUBLIC QUESTIONS & ANSWERS:

Wayne Gottlieb asked re: dredging, he follows NJ DEP numbers for rainfall 40" rainfall with 4"/month.

Andrew Quirk: Last year we experienced an 18 inch rise in the Lake level in one weekend. The Gate will have a new operator later this year which should allow us to utilize a greater flow rate, plus Jim Jones has done some changes to the spillway...which would allow more water to come out.

Jim Jones: this cove nearest clubhouse will also be dredged. Last year we had 2 pipes which came across Lakeshore; they came right around where we were going to build. Now if need be, we'll build an earth dam to pump out to the other side, so that this project can be completed.

Shelby Sarnowski stated we'll monitor it.

Paul Guliano talked about water quality last yr. When we're ready to do the work, do we have a spoil report?

Shelby Sarnowski stated we took a sample and will release it after we get a contractor.

Andrew Quirk- Received a report about Audubon. Aquatic Analysts were going to treat Cove but had to halt plan because of greater need in all of Lake , possible HAB, which subsequently proved negative.

Bob Moskin's friend??? asked what we're doing for fish rescue.

Shelby Sarnowski assured homeowners that we will salvage fish

Jim Jones stated we have private property access to go across his properties to put board through there...and get the fish.

Shelby Sarnowski stated that last yr. someone called the Fish & Wildlife Commission directly, instead of calling the UGLPOA. The Fish & Wildlife Commission became overly concerned, such that it gets far more complicated than necessary, so instead, please let the board know immediately and we'll handle any future concerns, immediately.

Andrew Quirk has a great relationship with fishing club and came up with a plan, also discussion with environmental committed...they may stock fish

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Karen Sarnowski stated those dredged areas are fish traps; we're aware of these areas.

Shelby Sarnowski -Sept 28-Oct 1st generally will be dates of lake lowering.

Mrs. Boxhauser just moved here & lives in Audubon cove. She's gotten hammered with muck and algae, such that they can't get boat out of dock...and they're getting plastics in the water, so hoping they'll be on list for dredging.

Shelby Sarnowski confirmed same.

Andrew Quirk gave a green slick report stating we were going to treat it on the surface, yet it didn't require it. (Karen, Dennis & Andrew went to other cove for inspections.)

Sharon Defrendo-who lives on Witte Rd. asked if we have problems this yr, how long are dredge permits good for?

Jim Jones stated this is the last yr.

Karen Sarnowski stated we have 5 yrs. on our dredging permits.

Sharon Defrendo seeing lots of lily pads; stating we didn't have them in past years. How is the board addressing that?

Andrew Quirk spoke for Rene Manzo- We need vegetation in lakes & acknowledged that lily pads are difficult to treat, yet it's a delicate balance.

Doug Grayson asked what's the depth of lake lowering?

Shelby Sarnowski said last year they asked for 5 feet, and were granted 4 feet.

Doug Grayson asked when should boats be out of water?

Shelby Sarnowski said get boats out by Oct 5th. Also, it's important to know that Nov 1st we have to shut the valve, for turtle protection, etc.

Karen Sarnowski reiterated that the Nov 1 level will be the final level of drawdown. Then we will determine if we can dredge or work with current level.

Paul Guliano - thank you for keeping the lake algae-proof, yet after the lake was sprayed, specifically 2 days later, there was large death of snails; were these two incidents connected?

Andrew Quirk wasn't told of any dead snails, yet some other lake association members concurred.

Jim Jones stated on water ski course, dead snails were completely covering the PVC & that there were an abundance of ducks this year, not geese.

Shelby Sarnowski will ask Larry if there's any connection between treatment and snail deaths.

Tanya Mekelburg mentioned the same chemical and after the spraying, the beach had a lot of snails.

Andrew Quirk asked **Eric Zemsky** about Weather station. **Eric Zemsky** stated there's a weather underground app (called Weather Underground). One can go into temp section you'll see the weather in & around the club house, so we'll get estimates of expected rainfall, etc.

Jim Sussman – regarding the financial statements, he claims that still every year we are sitting on excess cash.

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Nicole Gerace stated we had \$250k in a CD account, which just matured. It'll be reinvested back into that account.

Jim Sussman mentioned the lawsuit, asking if the board could go into any more detail?

Shelby Sarnowski said we can't.

Doug Grayson mentioned that this past summer, July 4th we didn't fly the American Flag on the beach. Could we have a flag put up?

Tanya Mekelburg needs a fireman to string the American flag onto the pole, because the rope is broken.

Karen Sarnowski stated that's why you are on the board, **Doug Grayson!**

Mike Abbruzzese was appointed for security detail & stated that it has come to his attention that folks are sneaking onto the lake when no security is on duty; i.e., fishing after hours. During the draw down we'll install security cameras to monitor illegal activity & he'll be looking to Security for guidance thereon.

Paul Guliano - other Lake Associations here & also in CT have boat launch Gates. He asked about the board considering installing a gate and issuing keys, for \$75. for example.

Mike Abbruzzese is vehemently opposed to it. He works in NYC & expressed problems with electronic devices there, with the potential for failure, etc. rife on a Sat afternoon for example. It's not cheap to service; the one company he has worked with charges \$130/hour. Once the cameras are up, people will see them, and he'll put a police report in when there are offenders. He feels quite sure once someone is caught & prosecuted, the illegal launches will decrease.

Bob Moskin reminded us that there are 2200 families who have access to easement--over 4000 people plus kids, etc. it's a nightmare to manage. They've previously discussed about putting locks on boat ramps, yet not advised. Our Lake association is virtually treated as one of the largest Condo Associations in NJ.

Chris Mekelburg stated people could duplicate any boat ramp access key.

Matt Giardiello- works with Fire department & asked if we can get a Knox box for firefighters to enter the clubhouse, if need be?

Shelby Sarnowski said yes.

Ken Hall- security-cautioned there would be problems with any electronic gate where people use to launch boats. I'm watching 7 illegal boat launches...we don't have to keep tabs on the illegal launches. Ken can watch the boat launch from his deck....there are people that live here who launch late in day, principally people whose UGLPOA dues aren't yet paid. Summation: We don't really have a major security problem other than non-dues paying residents.

Dennis Decina complimented **Michael Abbruzzese**, a former NYC detective/NYC police officer.

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Dennis stated all cameras were all checked and it's a lot of work, and it is now safe & secure, reiterating that we want a safe place and we're doing our best to keep our lake pristine. Ask for all the residents to watch out and call the office if you see anything suspicious.

Michael Abbruzzese-clarified that while everyone refers to them as security cameras, they really protect us against liability/slip and falls because now we can view the video tape to verify (or refute) a slip and fall.

Linda Ballan-121 Point Breeze-stumps...used to be white buoys to mark them and one friend hit a stump and destroyed his boat. His daughter was tubing at that time, and could have been injured.

Jim Jones only knows of 1 stump which is a candidate for removal, in Witte Cove, and he agreed, that it should be removed. Also in the Area of Upper Greenwood road, none of the stumps are marked.

Jim Jones clarified that stumps sometimes relocate themselves and become floaters. Phil hit a floater stump. The main body of lake is clear of free-floating stumps, which has something to do with gases. Jim shared that he has pulled stumps out which then actually caused some stumps to float. He had 2 boats and dragged 32" from the surface last year, and at that time, it was completely clear.

Chris Mekelburg -comment re: marking the stumps.

Ken Hall -requested that anyone put a stump marker to warn newer people between the islands and point breeze. NO ONE should be in there; leave that area for fish.

Linda Ballan-When lake is drawn down, can stumps be marked?

Jim Jones offered to mark any he sees, especially those over 30 inches in diameter.

Beverly Ollearo—mentioned 2 walls that look bad.

Dennis Decina stated lights will be donated by Ray Engle, a landscaper. He built a wall and put electric there to put lights on. Dennis discussed with Ken, a licensed electrician, deducing we'd have to run a channel under driveway, repave the driveway and will pitch it. Then the new lights will probably be solar lights.

Beth Campbell reported that under her dock there's a rock that's invisible. She's planning on selling the property; how can she mark it?

Jim Jones will assist her in marking it.

Activities:

Tanya Mekelburg - announced tonight is music under the stars, for \$5/person admission.

The meeting was adjourned at 12:30pm EST.

Respectfully Submitted by Debra Morrison