

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
January 9, 2024**

**Attendance**

Burr, Rob	P	Grayson, Doug	P	Nietzer, Laura	P
Culhane, Margie	P	Hartig, Jason	P	Quirk, Andrew	P
Cytowicz, Will	P	Jones, Jim	E	Sarnowski, Karen	P
		Lizotte, Travis	P	Tonnessen, Linda	P
Ezratty, Steven	P	Manzo, Rene	P	Open 1	
Giannantonio, Anthony	P	Morrison, Debra	E	Open 2	
Gianniotis, Terry	P	Nicosia, Jessica	P	Open 3	

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

Attorney Present – James Romer Y/N

**Public Session:**

1. 102 Lakeshore - Three members of the Zielinski family plus two friends appeared before the board regarding their membership suspension that resulted from lending their jetski to a non-licensed nonresident who was then responsible for a boating accident.
2. Dennis Decina appeared before the Board to request appointment to an empty seat.

With a quorum present, the meeting was called to order at 6:49pm by President Doug Grayson.

-----

**A motion was made at 6:52pm to approve the December Regular Meeting Minutes as corrected and the Executive Session Minutes by Margie Culhane, seconded by Rob Burr.**

**In Favor 9    Opposed 0    Abstentions 4**

-----

**Correspondence:**

1. A thank you note was received by Julia Held’s family along with a generous donation to the UGLPOA for providing the clubhouse for her memorial.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
January 9, 2024**

**Treasurer's Report:**

December financials will be part of the audit that will be available after it is approved.

-----

**A motion was made at 7:23pm that the UGLPOA no longer waives easement fees for second, undeveloped properties owned by UGL easement members with a primary billable address by Jessica Nicosia, seconded by Laura Nietzer.**

**In Favor 12    Opposed 0    Abstentions 2**

-----

**A motion was made at 7:23pm that the UGLPOA remove the car and truck stickers and the wallet card from the membership kit, and remove the car stickers from the easement kit by Jessica Nicosia, seconded by Terry Gianniotis.**

**In Favor 14    Opposed 0    Abstentions**

-----

**Membership Secretary Report:**

	Dec	Dec
Membership Numbers:	2023	2022
POA Members	759	756
Double dock	10	10
Total POA	769	766
Tenants (Renters)	15	9
Specials	8	10
Total Tenants & Specials	23	19
Total POA, TEN, SPC	782	775
Total Easement	1538	1641

-----

**A motion was made at 7:30pm to approve the 8 specials for 2024 UGLPOA Membership by Anthony Giannantonio, seconded by Rob Burr.**

**In Favor 14    Opposed 0    Abstentions 0**

-----

The following important dates were set for 2024:

Saturday June 9 – UGLPOA Public Information Meeting

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
January 9, 2024**

Saturday July 13 Annual Hot Dog Roast  
Saturday August 17 UGLPOA Budget and Election meeting  
Saturday November 23 Public Easement Meeting

-----

**A motion was made at 7:56 to move to Executive Session by Will Cytowicz, seconded by Antony Giannantonio.**

**In Favor 14    Opposed 0    Abstentions 0**

-----

**A motion was made at 7:58pm to exit Executive Session by Anthony Giannantonio, seconded by Andrew Quirk.**

**In Favor 14    Opposed 0    Abstentions 0**

-----

**Committee Reports:**

A) Activities: no chair, no report

B) Beach: Linda Tonnessen no report

C) Boathouse: Travis Lizotte

An estimate was obtained to have the electric cleaned up by getting the lighting back to working condition and adding switches to keep people out of the electrical panels to minimize hazards. In the process a fairly large roof leak was discovered, likely from a failing roof.

D) Clubhouse: Anthony Giannantonio

Work on some of the bathroom fixtures will begin this week.

E) Dam: Andrew Quirk

We experienced 5.5 inches of rain in two days in December 2023 and the water level remained as high as 16 inches over crest for days. The water level rose to the height of the undersurface of the bridge on Lakeshore Road and two thirds of the way up the lawn of # 1 Riverside Road. The Committee is reminded of the fact that during an attempt to work on the bulkhead at the boat launch in the drawdown of 2018, work had to be abandoned because of excessive rain one weekend that made it impossible to maintain the required drawdown low level of water. At that time water entering the Lake greatly exceeded what could be let out by opening the valve.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF TRUSTEES Regular Meeting Minutes**  
**January 9, 2024**

F) Bylaws, Rules & Regs: no chair

See motions above regarding removing items from the membership kit.

G) Docks: Karen Sarnowski

H) Dredging: Will Cytowicz

This month's goal is to arrange a meeting with the committee to begin the permitting process. The chair recommends getting a permit for the entire lake as opposed to a select group of coves, because we lost opportunities to use the vacuum dredge by being limited by our current permit. Also, the permitting process was successfully put together by an engineering firm for the last dredging cycle, so I think we may take this route again. Lastly, the Committee will be working closely with the Dam Committee in order to determine when the drawdown will occur and then to notify the community.

I) Easement: Will Cytowicz

One of the important goals for 2024 is to have quarterly Easement meetings that are separate from the UGLPOA regular meetings. The intention is to discuss topics that will hopefully engage the greater community to be more involved in the Easement's ongoing activities.

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

The application for the septic system at 10 Parlin Court was denied by the Township of West Milford.

L) Insurance: Debra Morrison no report

M) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

N) Master Plan: Rob Burr

The Master Plan is being developed to preserve history, ensure consistency, and counter disruption to protect, preserve and enjoy the lake we love. We are following a schedule with the objective to publish by June 2024.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION**  
**BOARD OF TRUSTEES Regular Meeting Minutes**  
**January 9, 2024**

-----

**A motion was made at 8:57pm to approve the Master Plan introductions and submission template on by Rob Burr, seconded by Will Cytowicz.**

**In Favor 13    Opposed 0    Abstentions 0**

-----

O) Parklands: Jim Jones

Reached out to a couple marinas for a used motor for the old barge to get it back in action and only got one response.

Bulkheads: Andrew Quirk

No new applications. Work is progressing on the Property Owner Bulkhead Work Agreement letter, and a letter to be signed by Property Owners to grant permission to cross Property Owners land to gain access to a Bulkhead on Parklands.

Weeds and brush will be removed along the Lake on the Northside of Dover Cove.

Encroachments: Will Cytowicz

The Committee is continuing its work on previous encroachment items and exploring ways to cost-efficiently survey the lakefront.

P) Publicity & Public Relations: no chair, no report

IT: Steve Ezratty - Tanya will be working with TOPS to create templates (the base of what we receive when the dues mailings). She is working on them once the books are closed. TOPS offered to assist if Tanya encounters any template issues. All she needs to do is post the template and contact them to troubleshoot.

Q) Security: Laura Nietzer

The Security boat is out of water and waiting for DeFeo's Marina to winterize it.

R) Stumps: Jim Jones no report

S) Weeds: Rene Manzo

Hopefully the ice and snow cover will stay for a while. This will help with decreasing next year's weeds. Will treat in spring. Date of treatment will depend on the amount of rainfall. Half of lake will be treated then the other half two weeks later. This is a pre-emergent treatment and will have an effect 30 days later where they will be brown. Weeds will eventually fall gradually from wave and boat action.

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
January 9, 2024**

T) West Milford Lakes Association: Andrew Quirk, representative  
No meetings in the winter.

**NJCOLA**: No meeting.

-----

A motion was made at 9:03pm to appoint Dennis Decina to the UGLPOA Board of Trustees in the seat that was Gary Zielinski expiring in August 2026 by Anthony Giannantonio, seconded by Rob Burr.

In Favor 11    Opposed 2    Abstentions 0

-----

-----

A motion to adjourn was made at 9:06pm by Laura Nietzer, seconded by Will Cytowicz. Approved by acclamation.

-----

Respectfully submitted,  
Margie Culhane, Secretary