

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES Regular Meeting Minutes
June 11, 2024**

Attendance

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

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

Attorney Present – James Romer Y/N

Public Session:

Don Smith, 5 Avon Road – Don has been working with several committee members on various projects. He has municipal and residential construction experience and familiarity with state regulations and the permitting process that would be valuable on the bulkhead and dredging committees. He did the coir log research for Dredging. Andrew and Travis both recommend him. He requests to join the Board.

With a quorum present, the board meeting was called to order at 6:44pm by Doug Grayson.

A motion was made to approve the April Regular Meeting Minutes as corrected and Executive Session Minutes at 6:44pm by Margie Culhane, seconded by Rob Burr.

In Favor 9 Opposed 0 Abstentions 3

A motion was made to approve the May Regular Meeting Minutes as corrected and Executive Session Minutes at 6:46pm by Margie Culhane, seconded by Rob Burr.

In Favor 11 Opposed 0 Abstentions 1

A motion was made to approve the May Financials at 6:47pm by Margie Culhane, seconded by Laura Nietzer.

In Favor 11 Opposed 0 Abstentions 1

Correspondence:

1. Meredith Celi, 599 Lakeshore - letter about ash trees on parklands that are a threat to her property (house and walkway). Referred to Jim Jones for follow-up.

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2. Dorsey & Semrau, Attorneys at Law - Letter received finalizing the purchase of the Longhouse Road property.
3. Armand Munoz, 11 Audubon Road - letter providing notice that the property will be a short-term rental (STR).
4. Andrew Fallek, 221 Point Breeze – letter that they did not receive their billing on time due to it being sent to the wrong address. Request the POA waive the late fees.

**A motion was made to waive late fees for Andrew Fallek, 221 Point Breeze at 6:54pm
 by Terry Gianniotis, seconded by Debra Morrison.
 In Favor 11 Opposed 1 Abstentions 0**

5. Kristen Alexander Carroll, 19 Quinton (old address) 27 Jenkins (new address) - she sold her house and is now living with her parents until the closing on her new house. She requests a membership of her own that is separate from her parents' membership.

A motion was made at 6:58pm by Debra Morrison to grant a UGLPOA membership rollover to Kristen Alexander Carroll at her new address for the property currently under contract 27 Jenkins Road. If the contract fails for any reason, the membership will be rescinded. Board discussion.

Motion Withdrawn at 7:03pm by Debra Morrison.

A motion was made at 7:05pm to table the issue by Jason Hartig, seconded by Rob Burr.

In Favor 9 Opposed 3 Abstentions 0

Membership Secretary Report:

Membership Numbers:	May 2024	2023	Difference
POA Members	703	700	
Double dock	7	10	
Total POA	710	710	
Tenants (Renters)	6	9	
Specials	7	7	
Total Tenants & Specials	13	16	
Total POA, TEN, SPC	723	726	-3
Total Easement	1391	1372	+19

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Parklands – Dover Cove cleanup

Parklands reports that in 2010 Jim Jones worked with the Sheriff’s program to clean the Dover Cove area end to end, and it was covered by the Parklands budget. In the past the POA has tried to bill people who leave lots of garbage behind, without having much success.

Dock Committee reports that the prior occupants of the dock space being discussed were asked to clean it up by a certain date or lose their space. They missed the date, so forfeited the dock space. From site to site around the lake can be very different, and people have had to do various things. They spend their own money and time.

Terry asks about keeping their POA membership fee for expenses. Debate about whether the fee would go to Parklands or Docks. If Docks the money would go to POA, if Parklands it goes to Easement. Question about taking something that had an intended use like dues (POA) and keeping it for another purpose like expenses (Parklands).

A motion was made at 7:47pm to move to Executive Session by Terry Gianniotis, seconded by Rob Burr. In Favor 12 Opposed 0 Abstentions 0

Jim Romer arrived at 8:07pm.

A motion was made at 8:48pm to exit Executive Session by Laura Nietzer, seconded by Travis Lizotte. In Favor 12 Opposed 0 Abstentions 0

Bylaws - Laura presents proposed changes to the Bylaws and Rules & Regs to the Board for voting.

**A motion was made at 8:49pm by Laura Nietzer, seconded by Karen Sarnowski, to add to Section II Easement A The annual easement fee is due on March 1st annually. Late fees will be charged for Easement payments received after the due date. The easement payments are mandated by law.
In Favor 12 Opposed 0 Abstentions 0**

A motion was made at 9:06pm by Laura Nietzer, seconded by Karen Sarnowski, to add J. Tenants - 1. A tenant shall have the right to join the UGLPOA as a non-transferable, associate member upon providing a copy of a lease valid for at least 6

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months or a copy of the original lease if on a month-to-month basis with a current utility bill of the tenant, payment of UGLPOA dues provided all current and past due Membership Dues and Easement fees for the property, including any late or legal charges, must be current before an associate membership can be issued. (The liability of payment to the annual easement fund rests solely with the landowner). An associate member's rights are: a. Use of the beach; b. Use of a boat on a 24-hour basis.

2. Use of an owner's lakefront dock is allowed for overnight boat dockage if that use is expressed in the tenant's lease.

3. There can be only one membership per property; either Property Owner or Tenant, not both. It is preferred that the Rental Agreement/Lease state that the Tenant has been given the right to Tenant/Associate Membership by the Landlord/Property Owner. If the Rental Agreement/Lease is outdated a letter addressed to the UGLPOA, Inc. should be provided for the records that the Named Tenant has been given the right to Tenant/Associate Membership by the Landlord/Property Owner and dated and signed by the same.

4. If the property is lakefront and has an adjacent dock and the Tenant chooses to not become an Associate Member, the Landlord/Owner is required to pay the POA membership for that year or remove the dock. All docks are required to have an annual POA membership to remain installed in the lake.

5. A person who is eligible to be a member of the UGLPOA is not eligible for tenant/associate membership.

In Favor 10 Opposed 0 Abstentions 2

A motion was made at 9:14pm by Laura Nietzer, seconded by Travis Lizotte in section III, B. Beach to remove: Recyclables used on the beach must be discarded in the proper receptacles.

In Favor 12 Opposed 0 Abstentions 0

A motion was made at 9:30pm by Terry Gianniotis, seconded by Rob Burr to appoint Don Smith of Avon Road to the board position that was Heather Becker, which expires in August 2026.

In Favor 12 Opposed 0 Abstentions 0

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A motion was made at 9:33pm by Karen Sarnowski, seconded by Andrew Quirk, to permit the owners of dock 003 in Firehouse Cove to lengthen their dock by 8' for a total of 20' due to low water depth in the area.

In Favor 11 Opposed 0 Abstentions 0

Docks - the southern part of Pt. Breeze has become shallower with not enough water for more docks. In fact, we are losing 1 dock space there. The committee recommends converting some of the area to use for kayak racks and parking. Question - can some of the decrepit docks around the lake be used for a dock share program.

Fishing – Jim Jones will meet with the Moe Mountain Bass Club regarding guest passes. Parklands Trees - Travis reports on the large number of ash trees that have died from the Emerald Ash Borer. We are now faced with another tree disease called BLD (beech leaf disease, caused by nematodes). We should consider a plan for a diseased tree fund. The unfortunate effects of BLD can be seen at L&L farms over the mountain, there are lots of dead trees there.

Bulkheads – Andrew Quirk

A motion was made at 9:57pm by Andrew Quirk, seconded by Rob Burr to approve bulkhead repair by Barbaris Builders at 103 Lakeshore Drive for \$7,200.

In Favor 11 Opposed 0 Abstentions 0

A motion was made at 10:01pm by Andrew Quirk, seconded by Laura Nietzer to approve bulkhead repair by Barbaris Builders at 105 Lakeshore Drive for \$6,400.

In Favor 11 Opposed 0 Abstentions 0

A motion was made at 10:02pm by Andrew Quirk, seconded by Debra Morrison to approve bulkhead repair by Barbaris Builders at 107 Lakeshore Drive for \$3,600.

In Favor 11 Opposed 0 Abstentions 0

Committee Reports:

- A) Activities: Linda Tonnessen no report
- B) Beach: Linda Tonnessen no report

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- C) Boathouse: Travis Lizotte no report
- D) Clubhouse: Anthony Giannantonio no report

E) Dam: Andrew Quirk

Our Dam Engineer, Jerry Cross, performed the inspection on June 6th. In preparation, grass and other vegetation was cleared from the weir. The video cameras were noted to currently be non-operational. The Operator was inspected and lubricated by Len Ferraro on June 4th. His report is Attachment A.

F) Bylaws, Rules & Regs: Laura Nietzer

-Proposed changes for discussion (see above completed motions pages 3-4).

-Request to add a definition of “inaccessible areas” in the May motion regarding second docks. Example: **Inaccessible** - Sections of the lake shoreline easement (Parklands) that are not readily accessible by foot or usable by the common easement due to physical factors such as adjacent properties whose property lines and/or physical placement restrict direct access, geographic features such as steep terrain, vegetation, and other natural elements that impede access, and ordinances, state regulations, or laws that may restrict usage due to environmental considerations or any possible infrastructure interference.

G) Docks: Karen Sarnowski – FOR EXECUTIVE SESSION

H) Dredging: Will Cytowicz no report

I) Easement: Will Cytowicz no report

J) Entertainment: no chair, no report

K) Environmental: Andrew Quirk

Fleurosense recordings for pigment from armful Algae Blooms have commenced. A Beaver has built a lodge by a fallen tree at the Mount Laurel Dam area of the lake. The pair of eagles continue to be seen feeding on the lake but did not have their nest here. A muskrat has bitten through a fuel line to a pontoon boat. The lake remains many inches above crest, and the major “Straight Line Wind” event of May 23rd, and the resultant enormous amount of rain, washed grits, sediment and debris into the lake. The DPW was requested to perform road sweeping around the lake, and they will comply once the emergency is under control and power is established to all sections of UGL. The Township’s new tree removal ordinance can be found here:

<https://ecode360.com/WE2651/laws/LF2043186.pdf>

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L) Insurance: Debra Morrison no report

M) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

N) Master Plan: Rob Burr

Master Plan V1 dated May 2024 with board approved submissions is on file with the Office. It contains submissions approved by the Board for standing committees Dam Safety, Environmental, and Master Plan, along with Ad Hoc Committee submissions from Bulkhead and IT. Rob is available to help with committee drafts already underway plus any new ones that chairs wish to submit.

O) Parklands: Jim Jones

Bulkheads: Andrew Quirk

Due to the Straight Line Wind on May 23rd, several trees from Parklands were blown down and damaged bulkheads. The worst area was on Point Breeze Drive between house numbers 32 and 50. Work was approved for Barbaris Contractors to repair the damaged bulkheads and it is almost completed.

Encroachments: Will Cytowicz no report

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

IT: Steve Ezratty – a request was made at the public information meeting to Zoom our public meetings. Possible options to record and provide a link. The Board discussed the setup and costs and will consult with legal. Steve will put together a tentative budget for consideration.

Q) Security: Laura Nietzer

Security is working weekends, both manning the boat launch and out on the lake in the security boat. They have had numerous calls from the beach staff on the few weekends the beach has been open about boats getting too close to the swim ropes. All boaters should stay a safe distance from the swim ropes where people are in the water and consider that their boat may move from where they are anchored. Security wants to remind boaters that an orange flag needs to be displayed when towing a skier, tuber, or anything else in tow. It needs to be taken down when not in tow.

According to our Rules and Regulations, all boats must permanently affix their proper identification sticker to their boats on the left-hand side of the stern to be visible while the boat is in operation. Some boaters who have their boat tag have refused to do this, and they will not be allowed to launch their boat until the tag is on.

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R) Stumps: Jim Jones no report

S) Weeds: Rene Manzo

Lake was treated on 5/7. Most of standing weeds are brown and appear to be dying . Over next few weeks will be falling gradually. After will be spot treatments. Aerator was installed at Dave Surman’s dock. Tree fell on dock but looks to have missed aerator. Had some difficulty getting into Pioneer Canal with a 10hp rowboat. Seems like a lot of fine suspended silt near the entrance. At some point may need a plan to open up the waterway for navigation.

T) West Milford Lakes Association: Andrew Quirk, representative

A tabletop drill was held at UGLPOA Clubhouse with Emergency Coordinator Michael Moscatello. This satisfies a requirement of Dam Safety in Trenton. Nine other Lakes participated and gained valuable information.

NJCOLA: No meetings in the summer.

**A motion to adjourn was made at 10:10pm by Doug Grayson, seconded by Rob Burr.
Approved by acclamation.**

Respectfully submitted,
Margie Culhane, Secretary

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Attachment A



5 Park Drive
Franklin, NJ 07416

Phone: 973-827-0947
Fax: 973-827-7143

Re: Upper Greenwood Lake POA

Subject: LLO Gate Exercise, Inspection, and Maintenance Report

June 5, 2024

To: Upper Greenwood Lake POA
435 N Lake Shore Dr
Hewitt, NJ 07421

Attn. Andrew Quirk

On June 4, Tuesday FCC provided Exercising, Inspection, and Maintenance on the sluice gate located at the north end of the lake. Dam

1. Inspect gate house floor and operating pedestal, attachment and hardware. In good condition.
2. Position indicator markings are in place and legible.
3. Remove floor grating and inspect all stem rod components, stem guide, stem guide wall attachments, and thrust nut at gate. All in good condition.
4. Inspect all fasteners and hardware. In good condition
5. We report the leak at the top of gate near wedge seat is comparable to last inspection no noticeable change as of this inspection.
6. Operate Gate to Fully Open position and return to Close. We used hand wheel to brake seat and electric motor to operate up and down, final close of gate with hand wheel to set seat.
7. Observed down stream flow. Normal no heavy debris observed.
8. Operate Gate to 3/4 open position and return to close. Noticed a slight jump at half close on the way down. Possible debris from up stream this cleared and returned to closed with normal operating procedure.
9. No Sticking or Jamming was encountered.
10. Grease components in Operating Pedestal.
11. Inspect electric motor unit. Some rust due to moisture in Gate House. In good working condition.
12. Date of inspection noted on alarm panel for quick reference.
13. Gate House key returned to office.

Very Truly Yours,

Ferraro Construction Corp

A handwritten signature in black ink, appearing to read 'Leonard Ferraro', with a horizontal line extending to the right.

Leonard Ferraro

V.P.

<https://d.docs.live.net/0118fbc7e18169b/UGLPOA.doc>