

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION  
BOARD OF TRUSTEES Regular Meeting Minutes  
September 10, 2024**

**Attendance**

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

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

Attorney Present – James Romer   Y/N

**Public Session:**

Emma Goebel, 438 Lakeshore Drive came to express an interest in becoming involved and joining the board. (Was involved in running beach and activities at Pinecliff.)

With a quorum present, the meeting was called to order at 6:31pm by Doug Grayson. Michele was welcomed to the Board.

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**A motion was made to approve the August Regular Meeting and Executive Session Minutes at 6:39pm by Will Cytowicz, seconded by Rob Burr.**

**In Favor 13   Opposed 0   Abstentions 2**

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**A motion was made to approve the June Public Meeting Minutes at 6:45pm by Will Cytowicz, seconded by Anthony Giannantonio.**

**In Favor 13   Opposed 0   Abstentions 2**

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**Correspondence:**

1. 355 Lakeshore - Septic is on their property
2. 32 Landing Road: will be rebuilding house on existing footprint

**Treasurer's Report:** Answered some questions about committee spending.

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**Membership Secretary Report:**

	Aug 2024	Aug 2023	Diff
Membership Numbers:			
POA Members	780	768	12
Double dock	7	10	-3
Total POA	787	778	9
Tenants (Renters)	14	15	
Specials (Stevens' Estate)	7	8	
Total Tenants & Specials	21	23	
Total POA, TEN, SPC	808	801	7
Total Easement	1496	1514	-18

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A motion was made to appoint Emma Goebel to the open board position term ending in 2027 at 7:18pm by Will Cytowicz, seconded by Rob Burr.

In Favor 15    Opposed 0    Abstentions 0  
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A motion was made to move into Executive Session at 6:45pm by Will Cytowicz, seconded by Laura Nietzer.

In Favor 15    Opposed 0    Abstentions 0  
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A motion was made to exit Executive Session at 7:15pm by Will Cytowicz, seconded by Laura Nietzer.

In Favor 15    Opposed 0    Abstentions 0  
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**Committee Reports:**

A) Activities: UGL Day and fireworks were a major success. Andrew reported that the cleanup was awful and could be an environmental concern, and also there are animals who are bothered by the fireworks.

September 21st is Fall Fest in the Clubhouse and the Clubhouse Parking Lot.

Trunk or Treat scheduled October 19th

Comedy Night November 16th

Activities has created a calendar for 2025

B) Beach: Linda Tonnessen no report

C) Boathouse: Travis Lizotte no report

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D) Clubhouse: Anthony Giannantonio

- 12 Cameras were restored following a control panel replacement. Three cameras still need additional troubleshooting, Dam, Spillway and the second boat launch camera. We will continue to troubleshoot the issues this fall.
- Power washing of building and deck to occur prior to Fall Fest. Will be on a schedule annually prior to beach opening.
- Parking lot catch basin was temporarily repaired. New concrete was laid around the catch basin for safety reasons before UGL Day. Catch basin is currently stable. Committee will continue to monitor the safety of the catch basin and seek professional guidance for potential future repairs.
- A new water spigot was installed on the cove side of the clubhouse, originally meant for UGL day but will be useful for many other reasons moving forward.
- Thank you to Travis for moving the extra dock tied up to clubhouse docks to allow an additional boat to dock at the beach and clubhouse.

E) Dam: Andrew Quirk

The weir and upslope rip rap were cleared of vegetation.

F) Bylaws, Rules & Regs: Laura Nietzer

To work on By-Laws revisions, the board will be looking at certain sections at a time to discuss and vote on proposed changes to present to the POA members once completed. This month the board concentrated on Articles 1 - 5, which were sent to board members before the September board meeting.

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**A motion was made at 7:25pm by Laura Nietzer, seconded by Rob Burr to add the following to Article 4, Section 2 of the ByLaws: Easement members not in good standing may not vote on easement-related issues.**

**In Favor 13    Opposed 2    Abstentions 0**

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**A motion was made at 7:30pm by Laura Nietzer, seconded by Will Cytowicz to remove the following from Article 5 Section 8 of the ByLaws: To furnish all local public service; to purchase, hire, construct, own, maintain, and operate or lease local public utility franchises and to regulate the exercise thereof, when not in conflict with stipulations contained in deed conveyed by the Mirror Holding Corporation to UGLPOA.**

**In Favor 13    Opposed 2    Abstentions 0**

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**A motion was made at 7:35pm by Will Cytowicz, seconded by Anthony Giannantonio to change the last sentence of Article 5 Section 9 of the Bylaws to: A member of the Executive Committee must execute all contracts over \$5,000.**

**In Favor: 11    Opposed: 3    Abstentions 0**

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K) Environmental: Andrew Quirk

Rutgers University representative Amy Rowe is expected to visit potential rain garden sites with Andrew Quirk on September 12<sup>th</sup>.

It was confirmed that the new septic at 10 Silvertown Walk is not on Parklands.

The Committee will meet on September 11<sup>th</sup> and will organize a lake clean up to be held on September 28<sup>th</sup>.

N) Legal: Terry Gianniotis FOR EXECUTIVE SESSION

O) Master Plan: Rob Burr

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**A motion was made at 7:37pm by Rob Burr, seconded by Will Cytowicz to approve the Executive Committee Master Plan submission.**

**In Favor: 13    Opposed: 0    Abstentions 0**

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P) Parklands: Jim Jones

Two rehabilitated picnic tables were installed at old firehouse, and the Clubhouse boardwalk was repainted. Conversation about the weeds at old firehouse.

Bulkheads: Andrew Quirk

The Committee had a meeting on September 9<sup>th</sup>. Topics discussed included 103/105 Lakeshore Drive where tenants have tied a non-registered powered johnboat to the new bulkhead, causing it damage, and where a homeowner has planted shrubs on Parklands to form a fence.

A new application is in the process of being filed for 177 Point Breeze.

Coir logs need to be placed but the best location is still being discussed.

Work at the burnt houses on Racetrack and Passaic are joint projects with the Docks Committee.

Passaic Drive eroding into the lake and infilling the lake. Andrew got 3 bids for retaining walls.

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**A motion was made at 7:40pm by Karen Sarnowski, seconded by Will Cytowicz to accept the lowest bid proposal to install retaining walls on Passaic Drive and to be started in the fall. Project will be awarded to Barbaris - not to exceed \$23,430.**

**In Favor: 13    Opposed: 0    Abstentions 1**

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Discussion about a Boat put in water not registered. Boat hitting new bulkhead. It had been anchored in the water but is now on land. Boat owner trespassing on lake. Security has permission to impound the boat and put it in the firehouse.

Encroachments: Will Cytowicz, no report

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

R) Security: Laura Nietzer

The security boat had to come out of the water at the end of August because the engine is no longer working and needs to be replaced. quotes to replace the security boat engine are being collected. The jet ski is still being used to patrol the lake.

S) Stumps: Jim Jones

Need new motor for barge with the claw. Have a bid \$6,500 to replace the motor.

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**A motion was made at 7:45pm by Travis Lizotte, seconded by Anthony Giannantonio to a bid not to exceed \$6,500 to replace the barge motor.**

**In Favor: 15    Abstentions: 0**

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T) Weeds: Rene Manzo

Algae is down. Water clarity was up and so were weeds.

Treated Laramie for weeds and lily pads as well as along path to Pioneer Canal. Also treated for lyngbya in Audubon, Dover, Laramie and Pioneer. No further weed treatment after October 1st as per regulation.

U) West Milford Lakes Association: Andrew Quirk, representative  
NJCOLA and WMLA have not met during the summer.

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**A motion to adjourn was made at 7:50pm by Anthony Giannantonio. Approved by  
acclamation.**  
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Respectfully submitted,  
Margie Culhane, Secretary