

LEGAL & BY-LAWS COMMITTEE MINUTES

PRESENT: Stu Joseph, James Del Greco, Lauren Bianchi, Sean Trisler, John DiNiro, Mitch Lefkosky, Barry Mendelsohn, Pat Degnan

December 12, 2024 at 8:03 p.m.

Old Business

- Admin Guidelines Section R, Lost & Abandoned Property. Stu followed up with our attorney (Rob) who confirmed that in order to comply with NJ law, we need to change our holding period from 30 days to 90 days.

New Business

We continued our review of the Admin Guidelines and had the following additional proposed changes

- Section V, Reserve Study
 - Change the frequency of revisions from 10 years to 5 years to comply with NJ laws
 - Add in the "Funding" section that it can be funded via a POA budget line item to be consistent with our constitution
 - Change "unanimous vote" to "unanimous affirmative vote" for the purpose of bypassing the 1 month waiting period.
- Section S, Subsection d - Election Procedure, Procedure for Challengers
 - There was a question about the legality of prohibiting recording. **Action Item → Stu** will follow up with our attorney to see if this is allowed by law for this meeting of any other POA meetings such as board meetings and committee meetings. If the prohibition is unlawful, we will propose that it be stricken as part of our comprehensive changes.
- **Action Item → Stu** will prepare a "redline" version of the Admin Guidelines reflecting all of the changes proposed to date in order to facilitate the committee review at the January meeting.

We reviewed and modified the WML Enforcement Guidelines. Primary discussions/modifications were:

- Which employees are allowed to approach people who are not abiding by our regulations
- How to document violations so that the accused person has the ability to dispute it.
- **Action Item → James** will update the document per our committee discussion and present it to the board for approval.

The meeting was officially adjourned at 11:09pm.

Respectfully submitted,

Stu Joseph, Co-Chairperson
Approved by: Lauren Bianchi-OIC

Next meetings: Thursday, January 9, 2025
Thursday, February 13, 2025

Tentative agenda for the January meeting:

- Re-review of all previously agreed upon changes to the Admin Guidelines prior to presenting them to the board.

LEGAL & BYLAWS COMMITTEE MINUTES

PRESENT: Stu Joseph, Mike Freedman, Evan Trisler, John DiNiro, Mitch Lefkosky, Sally Lefkosky, Barry Mendelsohn, Kristen Neu

November 14, 2024 at 8:00 p.m.

- Stu noted that the committee needs to review, modify, and present to the board for their approval the Enforcement Guidelines. Lauren has a draft of the guidelines but Stu does not, so this has been tabled till next month
- The committee resumed reviewing the Admin Guidelines in order to present a single document to the board for their adoption. The intent is not to introduce new concepts, but to bring the current guidelines up to date with any known procedural discrepancies. We resumed the review at section R.
 - Section R, Lost and Abandoned Items - Section R.2 mentions a 30-day holding period for lost and abandoned items. It was unclear if 30 days actually complies with NJ law. **Action Item** → Stu will reach out to our attorney for guidance on a timeframe that meets the current law. We will replace the 30-day timeframe with whatever time frame complies. No other changes were noted for section R
 - Section S, Election Procedure – This section is large and has been modified several times in recent years. We agreed to skip this section and refrain from any changes in it for now. However, we agreed that there may be sections that can become out of compliance when changes are made to government regulations. In order to make sure that our guidelines remain current, we agreed to add the following statement in the beginning of the guidelines before section A: “Any procedure, guideline or policy in this document which is in conflict with any local, state or federal law will be deemed to be superseded by the government law.”
 - Section T, Late Fee Policy – Our discussion did not result in any recommended changes
 - Section U, Gratuity Policy – We agreed to update the monetary value in the exclusions (Section U.2.a) from \$25 to \$50. We also agreed to remove section U.2.c which discusses exclusions for individuals who are working at an event. It was deemed unnecessary as most tickets would be under the new \$50 exclusion threshold in section U.2.a and any additional discounts can be handled via the board waiver process covered in section U.3.

The meeting was officially adjourned at 9:59pm.

Respectfully submitted,
Stu Joseph, Co-Chairperson
Approved by: Lauren Bianchi-OIC

Next meetings: Thursday, December 12, 2024
Thursday, January 9, 2025

Tentative agenda for the December meeting:

- Review the final section of the Admin Guidelines, Section V, Reserve Fund and Reserve Study.
- Review the Enforcement Guidelines

Tentative agenda for the January Meeting:

- Re-review of all previously agreed upon changes to the Admin Guidelines prior to presenting them to the board.

Legal and By-Laws Committee: October 10, 2024 Minutes

Meeting Attendees:

Name
Barry Mendelsohn
Bill Roberto
Evan Trisler
John DiNiro
Kristen Neu
Lauren Bianchi
Mark Kempner
Michael Freedman
Pat Degnan
Rudy Riveron
Sean Trisler
Stu Joseph

This meeting was called to order on Thursday, October 10, 2024 at 8:06 p.m. in person and virtually in the Trophy Room at WML Clubhouse.

The September Meeting Minutes were accepted with no revisions.

Mark did not have a chance to ask the Lawyer for his input on flagging items in the Constitution and Admin Guidelines that could be potentially problematic.

We started discussions on revising the dollar amount in F.15 of the Administrative Guidelines from \$50 to \$100. One suggestion was to make the amount 0, however the majority of the committee disagreed. Through unanimous show of hands, the committee agreed to revise F.15 to read:

F. 15. No gifts or donations are to be authorized without Board of Directors approval except for such gifts or donations not exceeding \$100.00 which may be authorized by the President. These gifts and donations must be accounted for in the POA Budget G&A section for Contributions/ Gifts.

The intention of the next discussion was to review the request to add eligibility requirements for Board of Directors, Section 35, 2nd sentence. Currently, the only requirement to be a Board member is being a member in good standing and a resident for one year. NOTE: This topic was incorrectly referenced on the agenda as S.1 in the Administrative Guidelines, which caused a discussion regarding the number of members on the nominating committee and providing job descriptions for each position. The decision was to table these discussions for another time as it would require a change to the constitution.

Around 1.5 years ago, Legal and Bylaws reviewed and made updates on the Administrative Guidelines. We will get a copy of the redline document and review each item, with the intention of bringing either completed sections or the entire document to the Board for approval.

The next topic was to expand the Code of Conduct Document to include Committee Chairs and Co-Chairs, as well as Board Members of Women’s Club. It should be noted that Women’s Club Constitution

states they need to follow all rules and regulations so it may be unnecessary to specify them in the Code of Conduct. The revised code of conduct redline will be circulation for the committee's review.

A copy of the employee Code of Conduct will be requested so we can compare it to the Code of Conduct for Volunteers.

Next, we reviewed the Boating Rules and Regs identification of Twp Ordinances, State Laws, and POA Rules as provided by John DiNiro. The committee was impressed with the information and we thank John for his time researching the information. The committee members will receive a copy of this document with the highlighted text. It was requested to share the document with Lake for awareness and suggest they provide a color copy to residents when getting boat tags. A request was to ask Lake to review and update #5 to clarify the maximum boat length requirement.

New items

1. Constitution, Section 36 and Administrative Guidelines, Procedures for Challenges (modified 12/20/17 to add #'s 5,6, & 7 is void since we follow PREDFA procedure. We will discuss at a later time to strike these items from the documents as they are no longer relevant.
2. Suggestion to add guidelines for CC Reserve money to be spent. For example, "Funds used in excess of \$XXX must require unanimous vote by Board of Directors or 2/3 vote by Community". This will be a future topic.

The meeting was officially adjourned at 9:38 p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is: December 19, 2024 - NO MEETING IN NOVEMBER

Legal and By-Laws Committee: September 19, 2024 Minutes

Meeting Attendees:

Name
Bev Nemiroff
Bill Roberto
Evan Trisler
John DiNiro
Mark Kempner
Kristen Neu
Lauren Bianchi
Michael Freedman
Pat Degnan
Sean Trisler

This meeting was called to order on Thursday, September 19, 2024 at 8:02 p.m. in person and virtually in the Trophy Room at WML Clubhouse.

The August Meeting Minutes were accepted with no revisions.

The first topic of tonight's meeting was to review and discuss the Zero Tolerance Letter. The majority of the committee members agree that the formal letter should not be included in the newsletter. Instead, a suggestion was made to create an ad in the **May** newsletter when all the regulations are included. The ad should be short and simple and asking for residents' help with the situation, while reminding them of the various policies, codes, rules, and regulations as well as our intention to enforce them. Instruction should be provided to contact the office or security (and provide the phone numbers) if concerning behavior is witnessed. There was a question about whom to call if it is off-hours. A QR code to the policies, procedures and guidelines, as well as the formal letter should be in the ad. The revised formal letter is included in these minutes.

Additional suggestions to be used in conjunction with the Zero Tolerance ad:

1. Provide training to Security and Staff on handling situations
2. Add the information in the new resident handbook.
3. Add QR codes of policies, procedures, etc. to all beaches and docks.
4. Provide the enforcement policy when residents pick up their badges/ stickers.

Next, we discussed old business. Mark will reach out to Legal Counsel asking them to review the Constitution for items that could be potentially problematic. A suggestion was made to use an outside party for fresh eyes.

Our next topic on the agenda was to discuss the definition of consent. In the Constitution, there are 4 instances where "the President, with the consent of the Board" is used: Sections 22, 35, 36, and 45. After a long discussion, it was determined there is no need to redefine the word as consent is defined as "permission for something to happen or agreement to do something". A suggestion was made for the president to have an open discussion on these items with the board to obtain their consent. A comment was made that most times the president will solicit information from board

members. Another suggestion was to replace the word “consent” with “in consultation with” although at the end of the discussion it wouldn’t be necessary based on the definition of consent.

We had a friendly debate on the power of the president according to the Constitution. A concern was brought up about Section 38 because it is written that the president essentially has complete control over everything. It was noted that this was written prior to having a site manager or general manager that would handle these matters.

The following agenda items will be moved to a future meeting:

1. Review Admin Guidelines Section F.15 (increase amount to \$100) and S.1 (suggestion to add eligibility requirements to become a member of The White Meadow Lake POA Board of Directors).
2. Code of Conduct Document: expand to include Committee Chairs and Co-Chairs, as well as Board Members of Women’s Club.

New Business:

A request was made that no meetings should be held on September 11. In Section 17 of the Constitution, it states “The Board of Directors has complete and full discretion to schedule the First and Second Annual Meetings on any other date that it feels best respects the cultural, religious, and social needs of the membership, provided said notice is given at least 60 days prior to the First Annual Meeting, except that the Second Annual Meeting cannot be scheduled any later than the last Sunday in October and the First and Second Annual Meetings must be separated by at least twenty-one (21) days”

Based on how Section 17 is written, there is no need to revise the text to explicitly mention September 11. It should be a best practice by the Board to avoid this date for the 1st Annual Meeting.

The second new business item was in reference to moving money from POA surplus to the Country Club Reserve Fund as presented during the first annual meeting.

According to the Constitution, Section 52 states: “Any surplus in the current year’s budget not appropriated to the Sinking Fund or the Capital Improvement Fund may either be included in a future year’s budget, as part of anticipated revenues or reserved to be used against future years’ collection shortfalls. “

If this section was rewritten to include the Country Club Reserve Fund there would be no issue.

Follow-up topics for future meeting:

1. Review outcome of the Boating Rules and Regs identification of Twp Ordinances, State Laws, and POA Rules.

The meeting was officially adjourned at 10:03 p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is: December 19, 2024 - NO MEETING IN NOVEMBER

Legal and By-Laws Committee: August 8, 2024 Minutes

Meeting Attendees:

Name
Barry Mendelsohn
Bev Nemiroff
Bill Nyquist
Bill Roberto
Evan Trisler
James del Grecco
John DiNiro
Kristen Neu
Lauren Bianchi
Michael Freedman
Pat Degnan
Sean Trisler

This meeting was called to order on Thursday, August 8, 2024 at 8:05 p.m. in person and virtually in the Trophy Room at WML Clubhouse.

The July Meeting Minutes were accepted with no revisions.

The first topic of tonight’s meeting was in response to vandalism that has been occurring on our common properties, most recently during Festival Weekend. It should be noted that we do not know if the Festival Weekend incident was a WML resident or an outside person, considering Festival Weekend is open to the general public and surrounding communities.

We started the conversation about the existing incident report and if it captures sufficient information. The Committee would like to know:

- How many incident reports are created per month/ per year?
- Is there training by staff on how to complete the document and under what circumstances the document is completed?
- Does Security Committee get copies of the incident reports in order to identify common themes and take appropriate action to mitigate future incidents?

The committee would like to suggest if possible, to convert the paper form to a google form for better analytics and to reduce time.

The Chair will reach out to Security Committee for answers to these questions as well as their feedback on the existing document. There was debate on whether the document could be considered a legal document. The Chair will contact the Lawyer for his input on the current document to ensure it is compliant with both OSHA and insurance requirements.

From last month’s meeting, the question was asked on how Committees were assigned at the reorganization meeting. According to the WML Constitution, Section 45 “Upon reorganization of the Board of Directors after the annual election, the President with the consent of the Board shall appoint

the Chairman of all committees from among the members of the Board or from the membership at large or otherwise provided in the resolution establishing such committee.” In the Constitution, there are 4 instances where “the President, with the consent of the Board” is used: Sections 22, 35, 36, and 45. The Committee would like to add guidance on the meaning of “the President, with the consent of the Board” to the Administrative Guidelines to specify that consent means a meaningful discussion on potential Committee Chairs’ background, skills, and talents so they can be assigned a Committee that is most suitable.

Next, we discussed WML Rules Enforcement Policy. The Committee was reminded that this policy has been reviewed, approved, and in effect for at least 2 years, although enforced sporadically. It is not up to the Committee to recreate the policy, nor the process, but we should review the text for any potential legal concerns that could arise. The Rules Enforcement Policy was established because there are certain instances where it is not egregious enough to contact the Rockaway Township Police and there are protocols that must be followed before the Police will take action (for example trespassing). Marketing will add the Rules Enforcement policy to the WML Website.

Next month discussion topics:

1. Finalize definition of “consent”
2. Review Admin Guidelines Section S.1 (suggestion to add eligibility requirements to become a member of The White Meadow Lake POA Board of Directors).
3. Code of Conduct Document: expand to include Committee Chairs and Co-Chairs, as well as Board Members of Women’s Club.

Follow-up topics:

1. Review any feedback from the lawyer about flagging items in the Constitution and Admin Guidelines that could be potentially problematic.
2. Review outcome of the Boating Rules and Regs identification of Twp Ordinances, State Laws, and POA Rules.

The meeting was officially adjourned at 10:03 p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is: September 19, 2024

Legal and By-Laws Committee: July 11, 2024 Minutes

Meeting Attendees:

Name
Bill Roberto
James del Grecco
John DiNiro
Kristen Neu
Lauren Bianchi
Mark Kempner
Sean Trisler

This meeting was called to order on Thursday, July 11, 2024 at 8:06 p.m. in person and virtually in the Trophy Room at WML Clubhouse.

The June Meeting Minutes were accepted with no revisions.

Congratulations to John Dinero for becoming an official voting member of Legal & Bylaws!

In June, the Board passed the motion on the updated Administrative Guidelines section A.10. This committee put in many hours of discussion and I wanted to thank everyone for their participation.

There were 2 follow up items from last month:

1. Mark will discuss with the Lawyer to see if the Constitution should be reviewed and flagged for items that should be revised to better reflect the times. He has not had a chance to do this yet, but plans on having an answer by the August meeting.

2. A request was made to have the Administrative Guidelines, Boating Rules, and any other documentation regarding the Lake added to the WML website. While we did get approvals from Marketing, the office expects the update to the Administrative Guidelines to be completed by the end of the month. Once the document is updated, we will get final approval to have it added to the existing website and transferred to the new website next year.

Many of the regular attendees were unable to make tonight's meeting so the agenda was revised to an open forum for discussion on future agenda items. A copy of the Administrative Guidelines will be shared with the Committee Members with the request to review and comment in preparation for the August Meeting.

The first topic was around boating rules and regulations and how they have been enforced historically. It seems our Boating Rules are based on a mixture of Township ordinances, POA requirements, and NJ State Marine Bureau. John volunteered to review the Boating Rules and determine whose authority each rule is from. While WML is a private lake, the water belongs to the state of NJ.

The next topic was around POA process. A question was asked on how Committees were assigned at the reorganization meeting. According to the WML Constitution "Upon reorganization of the Board of Directors after the annual election, the President with the consent of the Board shall appoint the

Chairman of all committees from among the members of the Board or from the membership at large or otherwise provided in the resolution establishing such committee.” A suggestion was made that Committee Chairs should be assigned based on their background and experience so they can use their skills and talents in where they would be most useful.

We had a very brief discussion about roles and responsibilities of the E-board, Directors, and the Women’s Auxiliary.

Finally, a question was raised regarding the Code of Conduct, which was passed earlier in the year. Some Committee members feel the COC should include Committee Chairs and Co-Chairs, as well as Board Members of Women’s Club. We will discuss this further in the August Meeting.

The meeting was officially adjourned at 9:18 p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is: August 8, 2024

Legal and By-Laws Committee: June 13, 2024 Minutes

Meeting Attendees:

Name
Michael Freedman
James del Grecco
Sean Trisler
Barry Mendelsohn
Pat Degnan
Kristen Neu
Lauren Bianchi
Evan Trisler
Mark Kempner
Bill Roberto
John DiNiro

This meeting was called to order on Thursday, June 13, 2024 at 8:03 p.m. in person in the Trophy Room at WML Clubhouse and virtually.

The May Meeting Minutes were accepted with no revisions.

The committee reviewed and discussed Rob's proposed amendment to Section A ('General'), paragraph #10 of the Administrative Guidelines. There was some frustration in the group as the proposed language was the same that was presented in November 2023. The committee would like confirmation that Rob has reviewed this with the E-board, however in Rob's email with the proposed language, he reminded us that the language was actually discussed by the Board after the Constitutional Amendment did not pass, and was agreed upon, with the instruction that this language would go to Legal & Bylaws and come back to the Board in the form of a motion.

The committee voted to bring the motion verbatim to the June Board Meeting. There were 11 members present at Legal & Bylaws, 10 of which had voting rights. The results were: 1-abstain, 1-no, and 8-yes. The motion will be presented at the June Board Meeting.

We discussed the court decision that upheld our Constitution (White Meadow Lake POA v. Thorlakson). Some committee members feel that this case is being used as a fear tactic to avoid revising the Constitution. Legal and By-Laws will explore the risks vs. rewards of revising the Constitution to better reflect the current times as well as flag outdated information by engaging with Legal Counsel. Mark will approach Rob and Fred Semrau about this.

In the meantime, we will review the Administrative Guidelines for necessary revisions.

The committee feels it is very important to have someone with a legal background attend the Legal & By-Laws meetings. The Committee Chair will discuss with Rob for his schedule and the meeting date and time may be changed in the future to accommodate.

We then moved on to Administrative Guidelines.

Section C1, which states: *Minutes of each standing or special committee meeting shall be taken and promptly submitted to the office by the Committee Chairperson so that they can be included in the next Board meeting packet. Sub-committees are not required to take minutes. However, their updates and recommendations must be reported to the parent committee.*

There was discussion as to whether sub-committees should be required to take and submit meeting minutes to the parent committee. Committee members feel some important items (at both the parent committee level and/ or at subcommittee level) are sometimes not captured in the minutes.

Another Administrative Guidelines topic was briefly discussed referring to quotes. A question was raised about having 3 quotes for a motion. Sometimes 3 quotes is not easy to obtain for a variety of reasons. Some examples were provided. The overall feeling is that it would be good practice to establish a preferred vendor list for various services.

The Administrative Guidelines will be reviewed in a future meeting, as the guidelines can only be enforced using the Code of Conduct, but the Code of Conduct does not have repercussions. Therefore, we will also review the Code of Conduct in the future.

Currently, the only avenue for a resident to express their opinion to the Board is during Good and Welfare, but the current process does not allow for conversation. A suggestion was made to have a Grievance Box outside the office.

A request was also made to have the Administrative Guidelines, Boating Rules, and any other documentation regarding the Lake to be added to the WML website. Kristen informed the website will be moved to a new platform in March 2025, but we will ask if the documents can be added to the existing site in the meantime.

Kristen gave a few updates on some revisions coming from Marketing. In 1 or 2 months a document will be sent to Legal and By-Laws for review.

The meeting was officially adjourned at 9:48p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is: July 11, 2024

Legal and By-Laws Committee: May 9, 2024 Minutes

Meeting Attendees

Michael Freedman
James del Grecco
Sean Trisler
Barry Mendelsohn
Lauren Bianchi
Evan Trisler
Mark Kempner
Bill Roberto
John DiNiro

This meeting was called to order on Thursday, May 9, 2024 at 8:00 p.m. in person in the Trophy Room at WML Clubhouse.

The April Meeting Minutes were accepted.

The Committee discussed the reason behind the rescinded motion at the April Board Meeting. After several iterations, and side conversations on a number of different topics, we finally voted to bring to the board the following motion:

To accept the revision of Section A.10 in the Admin Guidelines to read:

A.10

Family membership within the spirit of section 9 of the constitution refers to permanent residents of White Meadow Lake. Permanent residents are defined as any individuals who have established their primary residence in that particular home. This entitlement excludes long or short-term renters or temporary occupants who do not hold permanent residency on the premises.

Note: Household Application #6 to be aligned to new A.10 “permanent resident”.

The reasoning behind this motion is that Section 9 of the constitution reads ... “Immediate family is defined as the owner and his/her spouse, their children, parents and unmarried grandchildren regularly residing in the premises, **and such other persons that the Board of Directors may deem eligible, within the spirit of this paragraph.**” In 2008, the Admin Guidelines were updated to further define family and reads: “Family membership within the spirit of section 9 of the constitution includes individuals under a New Jersey Civil Union or New Jersey Domestic Partnership or other government (NJ or other jurisdiction) sanctioned union. (adopted 03/19/2008).”

By the end of the evening, members of the Committee unanimously voted (7 voting members) to change A.10 of the Admin Guidelines to define family as permanent residents of White Meadow Lake, which will allow for all versions of family to be accepted. The application and qualifiers used by the office remain the same as currently used. Residency is determined by page 2 of the household application. The Household Application will be reviewed and updated in a future meeting to align with the change to A.10.

Additional suggestions requested to be presented to the Board:

- A microphone should be available for residents to use during Good & Welfare.
- There should be better communication between the Board and residents.

Other general topics were briefly discussed, but will be tabled for future meetings included:

- Admin Guidelines-Immediate revisions for C1, F14, F15.
- Admin Guidelines-Add a section clarifying pronouns used in the Constitution.
- Constitution Amendment- % of members in good standing to petition has never been revised to reflect households-sections 18 and 47 (there was a request for the NJ Supreme Court Decision that upheld our Constitution)

The meeting was officially adjourned at 9:47p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is June 13, 2024

Legal and By-Laws Committee: April 11, 2024 Minutes

Meeting Attendees

Members Present: Barry Mendelsohn, Evan Trisler, Mark Kempner, Lauren Bianchi, James Del Greco, Kristen Neu, Bill Roberto, Mike Freedman

This meeting was called to order on Thursday, April 11, 2024 at 8:01 p.m. in person in the Trophy Room at WML Clubhouse.

The March Meeting Minutes were accepted.

The Committee reviewed the collected information from the office:

1. Household Application
2. Data on how many associate memberships
3. Data on applications and reasons they were turned down

The Committee reviewed the existing definition in the constitution and agreed unanimously (7 yes-voting members) that there is no need to update the Admin guidelines. The text in the constitution states: *Immediate family is defined as the owner and his/her spouse, their children, parents and unmarried grandchildren regularly residing in the premises, and such other persons that the Board of Directors may deem eligible, within the spirit of this paragraph.*

The Committee reviewed the Household Application and voted on the following changes (7 yes-voting members) and will make a motion to the Board.

1. From annual renewal to every other year
2. Change #6 to read as follows:

6. Documents must be provided to establish proof of residency. If you do not qualify based on page 2 of this document you may request an appeal before the board. At the applicants' request it may be conducted privately. Section 9 of the Constitution states "Immediate family is defined as the owner and his/her spouse, their children, parents and unmarried grandchildren regularly residing in the premises, and such other persons that the Board of Directors may deem eligible, within the spirit of this paragraph."

Original text:

6. Section 9 of the Constitution states "Immediate family is defined as the owner and his/her spouse, their children, parents and unmarried grandchildren regularly residing in the premises, and such other persons that the Board of Directors may deem eligible, within the spirit of this paragraph."

For next month: we will begin to review the Admin Guidelines.

The meeting was officially adjourned at 9:14p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC) The next meeting is: May 9, 2024

Legal and By-Laws Committee: March 14, 2024 Minutes

Meeting Attendees

Members Present: Barry Mendelsohn, Evan Trisler

Members Virtual: James Del Greco, Sean Trisler, Mark Kempner, Lauren Bianchi

Left early: Mark

This meeting was called to order on Thursday, March 14, 2024 at 8:01 p.m. in person and virtually in the Trophy Room at WML Clubhouse.

The February Meeting Minutes were accepted.

The Committee reviewed and discussed the board feedback on suggested Admin guidelines change, including the definition of family as written in the Constitution, the White Meadow Lake census, and concerns regarding making the change.

A comment was made that based on the existing definition in the Constitution, there is no need to update the Admin Guidelines. The text in the Constitution states: Immediate family is defined as the owner and his/her spouse, their children, parents and unmarried grandchildren regularly residing in the premises, and such other persons that the Board of Directors may deem eligible, within the spirit of this paragraph.

The Committee discussed the need for a list of qualifiers that are used to accept/ reject membership applications. It was stated by one member that a list exists. The following documents were requested to be collected from the office:

1. Request list of qualifiers
2. How many associate memberships did we have in 2024?
3. How many applications were turned down and the reason why by year (last 5 years)
4. Current penalty/ fee document

For next month: we will review the data and decide on next steps for the Admin Guidelines suggestion.

Other topics discussed:

List of documents that Legal & Bylaws reviews and the cadence to review. Admin Guidelines needs to be reviewed to update President's spending allocation to better reflect current costs.

Email distribution list should be reviewed and updated.

The meeting was officially adjourned at 9:49 p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is:

April 11, 2024

Legal and By-Laws Committee: February 8, 2024 Minutes

Meeting Attendees

Members Present: James Del Greco, Kristen Neu, Sean Trisler, Barry Mendelsohn, Evan Trisler, Michael Freedman, Daniel Grant, Alyssa DeNora, Mark Kempner, Lauren Bianchi, Laura Eory

Left early:

Mark, Dan, Alyssa, Laura E.

This meeting was called to order on Thursday, February 8, 2024 at 8:10 p.m. in person in the Trophy Room at WML Clubhouse.

The Committee discussed the concerns, as well as the importance of offering virtual meetings. For reference, the Women's Club has virtual meetings each month.

The majority of the Committee agreed to continue offering the virtual option using current equipment (6 yes, 2 no, 2 not eligible). If adequate equipment was available (webcam, monitor, speakers, etc. the vote is 7 yes, 1 no, 2 not eligible).

The Committee suggests discussing with the Technology Committee for advice on appropriate equipment.

Chair will discuss with Legal Counsel on potential liabilities associated with offering the virtual option.

The January Meeting Minutes were approved.

The Committee reviewed and discussed the suggested Admin Guidelines revision in detail and voted to bring a modified version of the proposal to the Board for their feedback. (4 yes, 2 no, 1 not eligible).

Marketing is working on a Media Policy (includes both digital and print). This will most likely be brought to Legal and By-Laws by next month for review.

The meeting was officially adjourned at 10:46 p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is:

March 14, 2024

Legal and Bylaws Committee: January 11, 2024 Minutes

Meeting Attendees

Members Present: James Del Greco (virtual), Kristen Neu, Sean Trisler (virtual), Barry Mendelsohn, Pat Degan, Michael Freedman, Michael Ilardi, Lauren Bianchi

Rob Rossmeissl (via phone) from 9:26 pm – 9:35 pm

This meeting was called to order on Thursday, January 11, 2024 at 8:08 p.m. in person in the Trophy Room at WML Clubhouse and virtually.

The Committee reviewed, discussed, and finalized the 2nd revised Board Code of Conduct document that was prepared by the General Counsel, Rob Rossmeissl.

The Committee agrees to this Code of Conduct and will make a motion to the Board to accept this Code of Conduct.

Other topics were not addressed due to time and will be discussed during February 2024 Meeting:

1. Suggestion to review the bylaws to modify the definition of family.
2. Suggestion to review guidelines to include virtual options for meetings to increase WML member participation.

The meeting was officially adjourned at 9:36 p.m.

Minutes written by Lauren Bianchi (Chair)

Minutes approved by Mark Kempner (OIC)

The next meeting is:

February 8, 2024