**BOARD MEETING – April 17, 2024**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| LAUREN BIANCHI  MICHELLE CROMWELL  ROGER CROOK  ~~PAT DEGNAN~~  SCOT DESORT | DANIEL GRANT  MICHAEL ILARDI  GLEN KATZ  MARK KEMPNER  STEVEN KOENIGSBERG | MICHAEL LYNCH  DARYL MACELLARO  JOANNE MACHALABA  BEVERLY NEMIROFF | KRISTEN NEU  BARRY SILBIGER  ~~MICHAEL STOCKNOFF~~ |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: None

**LEFT EARLY**: Mark 9:09pm

**ABSENT:** Pat Degnan, Michael Stocknoff

Michael Ilardi, President, called the meeting to order on Wednesday, April 17, 2024 at 8:02pm

Steve Koenigsberg, Roll Call

**MOTION #1**: Motion to approve the minutes from the March 20, 2024 Board meeting.

**Motion by: Michael Ilardi, President 2nd by: Mark Kempner, Past President**

Discussion:

None

**Motion Carried**

# CORRESPONDENCE

Rockaway Township will not be using this facility as a voting place since it’s not handicap accessible per the Township.

**GOOD & WELFARE**

**John Zito, 47 Lake Shore Dr:** Tennis courts-Overview of what was said at last month’s meeting.

April 3rd attending Planning Committee meeting, Mike & Charlie said they are working on getting a survey & site plan. Asked at that meeting if anyone read the contract (Halecon); no one did.

Reads parts of our addendum and expresses that our addendum supersedes the Halecon contract. We have recourse with Halecon so why not make them responsible. Will we be taking any action even after the project? Hale is willing to meet. Spoke with Township (Ferrante) stating that our layout has changed & is working with Mike & Charlie as to what is needed. Ferrante doesn’t know when it will be completed.

Discussed voting structure and what is required.

# PRESIDENT’S REPORT: Michael Ilardi, President

Update on Pat: She’s excellent & hoping to come home on Friday. Board will send her something once she’s home & settled.

Thanks Beverly for scam meeting. Over 20 people attended.

Ilene & Mike went to a blood drive meeting. We were the 2nd highest in donations received during a 3-year period. Last was 83 units.

When the board doesn’t approve a ballot question, our policy states 100 people/signatures are needed to petition in order to get a question on the ballot.

This policy should be reviewed to make it 25% of the community since that policy is written a long time ago when not as many residents lived here.

Deck repairs are done, walkway is almost done. Bush removed and pavers added.

Parking lots should be repaired soon.

Thanks Tilcon & Charlie: Tilcon to donate $7500 to sponsor Camp & Festival Day.

Tennis-survey is complete. Hoping to get on the agenda at the May 20th zoning board meeting.

Engineers know where we stand & ready to go once receiving survey.

Nominating Committee: Stu Kipilman, Barry Mendelsohn, Francesca Miskowsky, and Pete Shappe. I’m waiting for more responses.

Wants to recognize Lauren Bianchi, Lexi Romanov and Mike Lynch for their efforts.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

Through March, the POA spent 22% of the budget, $485K with 50% of dues collected. Of note, the credit card rewards are higher than last year as we redeemed earlier.  Refuse collection is higher than last year due to an unexpected price increase. Comparative pricing to be obtained.

Cash Summary - nothing notable.

Country Club - Net income down 30% compared to last year at this time, $254 vs $359K. Of note, Camp is down 44% ($169 vs $ 308K). Awaiting registration to increase with discount incentives being offered. Bar & Rental up $28K, mostly from rentals.

Financial Audit going well. Plan for presentation at May board meeting.

# LEGAL COUNSEL’S REPORT

Response to Mr. Zito: I drafted the addendum & gives us protection. Usually comes back to me only if a vendor has issues with it. We have recourse at any stage. Question is, whether to pursue it or not. Moving forward we’ll make sure everything is done. Land use isn’t my specialty, we represent municipalities. This year’s project doesn’t change the footprint. Rockaway Twp is very picky. Things aren’t always obvious.

# COMMITTEE REPORTS

Kristen Neu: HAC: Thanked everyone who helped with Comedy Night & Dueling Pianos with running it, setting up, an clean up. Ladies Comedy Night is coming up as well.

**OLD BUSINESS**

**MOTION #2**: **PHONE VOTE**: Motion to hire Lakeland Surveying, Inc at a cost of $4,500 to survey the entire A-Field property. Money to come from the Capital Improvement Fund (2023 ballot tennis question).

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

**Discussion:**

Via emails

**Motion Carried**

**FYI**- Had to add $700 for topography for the tennis courts.

**Program fee change discussion:**

Speared by Joanne Machalaba: Discussed this with the office staff. Explained the process and what is done by the employees. Proposal is to increase the $2 fee to $5. Need consensus. Show of hands to show agreement to raise it to $5. **Increase Approved**

**NEW BUSINESS**

**MOTION #3:** Motion to re-hire Olivia Maute as WML Head Swim Coach at a salary discussed in closed caucus. Salary to come from line 501.05, salary.

**Motion By: Daryl Macellaro, Director 2nd by: Mark Kempner, Past President**

**Discussion:**

None

**Motion Carried**

**MOTION #4:** Motion to re-hire Alex Flynn as WML Assistant Swim Coach at a salary discussed in closed caucus. Salary to come from line 501.05, salary.

**Motion By: Daryl Macellaro, Director 2nd by: Michael Ilardi, President**

**Discussion:**

None

**Motion Carried**

**MOTION #5:** Motion to re-hire Zoey Biddelman as WML Assistant Swim Coach at a salary discussed in closed caucus. Salary to come from line 501.05, salary.

**Motion By: Daryl Macellaro, Director 2nd by: Barry Silbiger, Director**

**Discussion:**

None  **Motion Carried**

**MOTION #6:** Motion to amend motion #2 from the phone vote dated March 20, 2024 for Cooper

Electric to now pay $27,253.35. Money to come from tennis ballot question-Capital Improvement Fund.

**Motion By: Michael Ilardi-President 2nd by: Daryl Macellaro, Director**

**Discussion:**

They don’t receive the rebate until install is complete, so they want us to wait for the rebate.

Who applies for rebate? We would have to.

We are buying the lights so we would have to apply for the rebate.

Based on existing lights. Lighting consultant told us what we would qualify for.

Clean Energy passed through state last week. **Motion Carried**

**MOTION #7:** Motion to approve Van Cleef Engineering with Focus to do a minor site plan for the tennis project for up to $10,000. Money to come from the tennis ballot question-Capital Improvement Fund.

**Motion By: Michael Ilardi-President 2nd by: Daryl Macellaro, Director**

**Discussion:**

We need to state how long before we receive the drawing. It’s in the contract.

Have them show allowances for expenses. Raised amount to cover unforeseen expenses.

Have them put ownership of the cat file. Ask them for cat file so we have it on record.

It’s not mandated but may want to know more about drainage and where water goes.

Is hourly rate written anywhere?

If something is DEP related; best to have them mark it on the drawing.

They should change the use to include everything.

Time frame-Township has a set of ordinances. Rockaway has 30 days for survey review**.**

Township said we shouldn’t have an issue getting on their calendar so there shouldn’t be further delay from the Township.

Include stripping diagram of the courts.  **Motion Carried**

**Application for Household Membership: FYI** 1 renewal pre-approved.

**BEACH FYI:** Purchased a Dolphin pool cleaner for the Circus Pool from Jimmy Concrete at a cost of $1,100. Money to be split 75% ($825) from CC/Camp, 25% ($275) from POA line 503.16.

**MOTION #8:** Motion to accept the revision to the text on the Application for Household Membership as attached.

**Motion By: Lauren Bianchi, Director 2nd by: Michael Ilardi, President**

**Discussion:**

Instead of revising the Constitution, we decided to revise the text on the application.

**Withdrawn**

**MOTION #9:** Motion to spend $1,820 on a FluoroSense Handheld Fluorometer with Phycocyanin optics from Turner Designs. Money to come from line 521.01, this will not overspend the line.

**Motion By: Barry Silbiger, Director 2nd by: Michael Ilardi, President**

**Discussion:**

Does this give immediate results? Yes. Allows us to be proactive to HAB #’s going up. We can check at each beach location.

Should be at least waist deep not on shoreline to get accurate readings. **Motion Carried**

**GOOD AND WELFARE:**

**Bill Roberto, 20 Navajo Way:** I heard some language & attitudes that I didn’t like. It’s not just a tennis community. I thought A-field is permeable.

**John Zito, 47 Lake Shore Dr:** Other costs beside legal. Regarding permits- should have been checked by Site Manager and realize how picky the Township is. Footprint-take 6 tennis courts down to 3 and include pickle ball courts is a change.

**ADJOURN AT 9:16 pm**

**Motion by: Michael Ilardi, President 2nd by: Barry Silbiger, Director**

Next Board Meeting is Wednesday, May 15, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President