

House Ops Meeting – 1/14/25

Attendees: Mike Stocknoff, Scot Desort, Mike Ilardi, Steve Koenigsberg

Start 7:45: pm

End: 8:00 pm

Prepared by: Steve Koenigsberg

-Hand Dryers were installed in Clubhouse first floor bathrooms

-Property work continues

-Malachy coming to Clubhouse Wed 1/15 to service kitchen and bar equipment

-Getting estimates to replace back doors by Clubhouse ramp. The current doors are old and creating a maintenance issue.

-Maintenance starting to replace ballroom lights with LEDs

-No Motions this month

Approved by: Michael Ilardi-OIC

House Ops/Maintenance Meeting Minutes – 2/11/25

Attendees: Mike Stocknoff, Mike Ilardi, Steve Koenigsberg, Roger Crook, Michael Freedman, Rob Carol

Start 8:00 pm

End: 8:29 pm

Prepared by: Steve Koenigsberg

-A-Field doors completed. Scot to f/u with Alarm company with issues with panels/smoke detector/sensors.

-Clubhouse Ballroom doors by parking lot/ramp: Doors need to be replaced. Kurt has been doing repairs for the last few years; however the doors and the frames need to be replaced. Motion to replace the doors with Hilberg – vote passed. Cost not to exceed \$7,000 and money to come from CC.

-Kurt and Bill have repainted the Gold Bar, Clubhouse Bathrooms, Ballroom and will be repainting the Camp Building.

-Discussion on asking the town if a road guard rail can be installed on White Meadow Road on bend leading up to the spillway. With the car that went into the water during the snowstorm, we think a guard rail may be a good safety addition. The committee will reach out to the town to see what the process is for the request.

Approved by: Michael Ilardi-OIC

House Ops Meeting Minutes – 3/4/25

Attendees: Mike Stocknoff, Scot Desort, Nelson Vargas, Steve Koenigsberg, Roger Crook, John, Kathryn Langer

Start 7:32 pm

End: 7:50 pm

Prepared by: Steve Koenigsberg

-General Maintenance work continues – Kurt and team doing indoor repairs / painting. Outside prep begins later this month as the weather warms.

-Waste Mngt will be replacing dumpsters at Clubhouse and Maintenance shed with new dumpsters for front load trucks.

-Revised Clubhouse door motion – Motion to be increased to not exceed \$9K (original motion was not to exceed \$7K). Scot D. caught an error on the original contractor's estimate on the size of the glass windows in the doors which increased the cost and Scot got an estimate to rekey the door once installed to match other exterior doors in the building.

-John brought up a change to state fire code dealing with landscaping mulch (NJAC 5:70-3, 310.2) which goes into effect April 15, 2025. The rule deals with how close mulch can be to combustible building materials. Mulch must be 18 inches away from buildings constructed of combustible materials. Rule was forwarded to Kurt to review as he gets ready for Spring. This will not apply to any of the clubhouse mulch beds that are against the original stone building – but would apply to any areas near the deck or ballroom side of the clubhouse.

Approved by: Michael Ilardi-OIC