**BOARD MEETING – November 20, 2024**

**PRESENT:**

|  |  |  |  |
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| ~~LAUREN BIANCHI –~~~~MICHELLE CROMWELL~~ROGER CROOK PAT DEGNANJAMES DEL GRECO | SCOT DESORTMICHAEL ILARDI-~~GLEN KATZ~~ STEVEN KOENIGSBERGMICHAEL LYNCH | DARYL MACELLARO~~BEVERLY NEMIROFF~~KRISTEN NEUBARRY SILBIGER  | MICHAEL STOCKNOFF EVAN TRISLER-NELSON VARGAS- |

**ADMINISTRATION:** Robert Rossmeissl, Esq. & Nicholas Wall, Esq.

**ARRIVED LATE**:

**LEFT EARLY**:

**ABSENT:** Lauren Bianchi,Michelle Cromwell, Glen Katz & Beverly Nemiroff

Roger Crook, 1st Vice President, called the meeting to order on Wednesday, November 20, 2024 at 8:00pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Roger Crook

Evan Trisler, Roll Call

**MOTION #1**: Motion to approve the 2nd annual meeting minutes from October 13, 2024 meeting.

**Motion by: Roger Crook, 1st Vice President 2nd by: Steve Koenigsberg, Director**

Discussion:

None

**Motion Carried**

**MOTION #2**: Motion to approve the minutes from the October 16, 2024 Board meeting.

**Motion by: Roger Crook, 1st Vice President 2nd by: Michael Ilardi, Past President**

Discussion: Correct minutes to show “consensus” for boy scout drive.

**Motion Carried**

# CORRESPONDENCE

Read thank you card from Patricia Merwin’s Family (Richard Chiaramonte) for the passing of her father.

**GOOD & WELFARE**

**John D**: Corporate Transparency Act: Clients are on notice. POA is exempt but Country Club is not.

Attorney: We are aware and it’s not as complex as we thought.

**Mark Kempner**, 4 N Lake Shore Dr: Motion on agenda regarding Markovski. Why were 3 bids not obtained?

Markovski was used in the past plus it’s under the threshold of requiring 3 bids.

# PRESIDENT’S REPORT: Roger Crook, 1st Vice President

Roger Crook: read notes from Lauren Bianchi:

We held fun events like paper shredding, Halloween parties, trunk & treat, comedy night and the vendor fair.

Unfortunately, there were also terrible circumstances but I’m proud of the way residents and staff responded in a time of need.

Mid-October, Daryl M spotted a woman in the lake at Beach 1 and notified Kurt, our Maintenance Supervisor. He went to investigate and found the woman waist deep in the water, clearly suffering from a mental episode. Kurt called 911 and continued talking to her until the police arrived.

A few weeks later four boys noticed a fire at their friend’s house. Owen Matlaga, Oliver Valdez, Vincent Norcross and Sebastian Norcross are heroes in the truest sense of the word. They called 911 and got the family member and dog safely out of the house. The fire destroyed the home but within hours, the family received donations from residents; one being a place to live for the time being. Want to thank the boys and the community for their generosity. These selfless actions, support and coming together is what community is all about.

Want to congratulate Alyssa DeNora and her family for having their baby on November 11th.

Daryl M: For the record, it wasn’t me that called Kurt.

# TREASURER’S REPORT: Nelson Vargas, Treasurer

Through October $1.72 million/79% of budget spent.

Dues collected 99.54%

Few committees overspending their budgets; please work within confines of your budget.

Accounting department still going through transition

Committees need to follow procedures with the processing of contracts.

Cash summary account: Will meet with our accounting firm and investment reps.

Country Club: $173K net profit through October. Looking into an expense

Commends Bar & Rental, House Activities & Women’s Club for consistently bringing in revenue for Country Club.

Negative income for swim. It will be looked into because swim made a profit. Swim shouldn’t be showing a negative income.

Tennis court figures- items still outstanding. Mike I: waiting for wind screens but will wait until spring to have them put it up.

# LEGAL COUNSEL’S REPORT

As residents may be aware, the New Jersey Division of Alcoholic Beverage Control ('ABC') received a complaint roughly two years ago, leading to an investigation into White Meadow Lake's alcohol sales and general accounting, ultimately issuing a Notice of Charges in connection with WML's Plenary Retail Consumption License (its liquor license).  As the result of eight different charges brought against WML; related to issues ranging from the posting of proper signage at the bar, to possession of alcohol in unlabeled containers, to the reporting of income distribution from the WML Country Club to the WML Property Owners Association; the ABC threatened WML with a penalty of up to 86 days of suspension for WML's liquor license.  It was at this point that the matter was referred to me.  After researching the matter, I filed a legal brief in opposition to the ABC's Notice of Charges, disputing almost all of the charges brought against WML, and have worked with the ABC's legal representative in the hopes of reaching a negotiated settlement.  Should the parties fail to reach a tentative agreement that WML's POA Board can support, this matter will proceed to and be adjudicated at a formal hearing, at a time to be determined.  All of this is ongoing, and we will inform residents when there are material updates to report, to the degree that this can be done without compromising our position.  The purpose of this statement is to dispel the many and wildly inaccurate reports that are being fabricated and disbursed, supposedly regarding the ABC’s investigation, which are not strengthening our position with the ABC.

# COMMITTEE REPORTS

Mike Ilardi: Blood Drive-collected 77 units and thanked Ilene Horowitz. Happy Thanksgiving to all.

Pat Degnan: Civic Affairs-We were scheduled to meet this past Monday but I wasn’t well to attend. My apologies to those that showed up.

Kristen Neu: Comedy Night-Thanked those that set up and especially the break down. Residents helped us as well. The maintenance employee was ill the next morning so it was a big help for them that we had the help to break down the event.

Michael Lynch: Boat day process is all set and in the board packet. Just want to go ahead with the advertising in the newsletter.

**OLD BUSINESS**

**MOTION #3:** Motion to move $4,559.86 from the Festival Day line 509.01 to Country Club to cover this year’s expenses.

**Motion by: Michael Ilardi, Past President 2nd by: Pat Degnan, Director**

**Discussion:**

None  **Motion Carried**

**NEW BUSINESS**

**MOTION #4:** Motion to hire SouthData to process & mail our 2025 dues statements at a cost up to $2,600. Money to come from line 513.01.

**Motion by: Roger Crook, 1st Vice President 2nd by: Barry Silbiger, Director**

**Discussion:**

None

 **Motion Carried**

**HOUSE ACTIVITIES FYI:** Hired Christina Alessi LLC to play music at the holiday party at a cost of $1,200. Money to come from Country Club.

**MOTION #5:** Motion to hire Shake, Rattle and Roll Pianos for $2,350 to provide a dueling pianos performance on January 31, 2025. Money to come from CC/ticket sales.

**Motion by: Kristen Neu, Director 2nd by: Pat Degnan, Director**

**Discussion:**

Is it the same group?

Same company but can switch out who’s here.

 **Motion Carried**

Consensus to request approval to sell member and non-member tickets at the same time. Board agreed.

**MOTION #6:** Motion to hire J&M Catering for the WML Holiday party at a cost of $2,492.51. Money to come from Country Club.

**Motion by: Kristen Neu, Director 2nd by: James Del Greco, Director**

**Discussion:**

None

 **Motion Carried**

**MOTION #7:** Motion to hire Malachy to service all appliances as outlined in the agreement at a cost of $3,110 + tax. This includes the service contract with the annual service plan. Money to come from Country Club.

**Motion by: Steve Koenigsberg, Director 2nd by: Daryl Macellaro, Director**

**Discussion:**

None

 **Motion Carried**

**MOTION #8:** Motion to hire Hilberg Contracting to replace (4) A-Field building doors with steel doors and frames. Cost not to exceed $10,000. Monies to come from Country Club line 5038 (maintenance & repairs).

**Motion by: Steve Koenigsberg, Director 2nd by: Michael Ilardi, Past President**

**Discussion:**

Explanation states remove steel roll down gates but it’s not written on estimate.

It’s part of the frame. Can’t remove the frame without removing the roll down gates.

Question on bids. Three bids were previously collected and this is the last of the project to change out the doors. Want to keep with the same material that we already used for other locations.

 **Motion Carried**

**MOTION #9:** Motion to pay Jimmy Concrete $1,700 for the closing of the Drum Pool. Money to come from line 503.20. This will overspend the line.

**Motion by: Steve Koenigsberg, Director 2nd by: Pat Degnan, Director**

**Discussion:**

Question on if the work was already done and included in the budget. Yes, after Labor Day and yes, the line overspent because we received 2023 invoices in 2024 so we underspent 2023.

Do we have a process to confirm license? He was licensed and insured. He paid to renew his license but there’s been an issue with the state which is why he’s not listed. He’s insured and must submit it to the state to get a license. Should be resolved shortly.

Attorney: our concern is liability.

We require a license and insurance for projects. We have his insurance already. If it’s expired, we’ll obtain a new one.

Question on timing of motion. We do the motion when we get the invoice. It used to be part of our CPO contract but since we don’t hire a CPO, it’s treated as a utility.

Last month we passed a motion for treatment of the lake that was done in the spring and no one was concerned or asked for insurance. Seems that people are picking on certain people for their motions.

Nothing wrong with asking questions.

 **Motion Carried**

**MOTION #10:** Motion to pay Jimmy Concrete $1,700 for the closing of the Circus Pool. 25% ($425) of money to come from line 503.20 and will overspend the line; and 75% ($1,275) to come from Country Club/Camp.

**Motion by: Steve Koenigsberg, Director 2nd by: Pat Degnan, Director**

**Discussion:**

 None

 **Motion Carried**

**MOTION #11:** Motion to replace the current Beach 1 playground. Work to include but not limited to new playground structures, footings and permits. Money to come from the Country Club Reserve Fund at a cost not to exceed $150,000.00.

**Motion by: Evan Trisler, Director 2nd by: Pat Degnan, Director**

**Discussion:**

Asked Chris Kleinwaks & Frances Zegar to attend this meeting since they were involved with the planning and getting the bids.

Won’t be voted on at this meeting.

The board motion will be revised to add the name which means we would be introducing a new motion and not really tabling this motion.

Big projects should be collaborated with the planning committee.

Only items listed in the reserve study can use money from the reserve fund.

Attorney: Should take a vote even if it’s not unanimous; and bring motion up next month.

Contractor name is not required. Suggests take a vote and our provision needs to be clearer.

Is it a requirement or can we choose to just table it?

Not a requirement but should vote on it to give it a time limit.

The playground is on reserve study. Was bought up a few years ago and costs already went up since then.

Members have been requesting this project and it has been researched.

The year on reserve study must be an error. Equipment was there for a long time.

This was part of moving money at the 2nd annual meeting; community supported this. Prices locked this year, but prices will go up 1/1/25. Potential for savings depending on when projects are done (playground & deck).

Community is supporting this project but hasn’t been discussed at beach committee outside of bids are just being collected. Board being asked to approve a motion without knowing who’s getting paid.

Not about supporting it but why being rushed; reviewing bids; being more responsible.

Don’t think Steve expected a vote on this but just wanted to get the process going to avoid the inflated prices. Clock is ticking and need to get it repaired prior to the season. Expects to discuss it further next month.

Emails state it was agreed upon. Did committee vote to bring the motion forward? Yes, it’s recorded in the emails and minutes.

 **Defeated/Reserve Fund-one month rule.**

**MOTION #12:** Motion to replace the Beach 1 concession stand deck. Cost not to exceed $125,000.00 and money to come from the Country Club Reserve Fund.

**Motion by: Steve Koenigsberg, Director 2nd by: Evan Trisler, Director**

**Discussion:**

Question regarding Jimmy Concrete’s license. Showing expired on NJ site.

Michelle Cromwell’s dad is willing to do the specs for free.

Discussion on quotes being different and why they didn’t go through the planning committee.

Individual committees handle their projects plus Dan (in planning) is aware of what is going on and was at our meeting.

The Township will let us know if we need a survey when we apply for the permit. Recently received different answers from the Township.

Bids and information collected to plan appropriately.

Three out of eight contractors said as soon as they get a deposit, they can start the demo and order materials.

Question on contractor’s timeline. Demo and build take about 2 months weather permitting. We can add a date with penalties so that work is done on time.

Discussion on scope of work. Committee to decide what they want and will present a contractor next month after being discussed at committee level.

Not all contractors will bid on the exact same thing because they may not work with certain materials.

We may not get the bids exactly the same.

If the process isn’t finished, it shouldn’t be brought to the board for a vote. This is a time issue because we won’t have the bathrooms open if the deck isn’t usable.

**Defeated/Reserve Fund-one month rule.**

**MOTION #13:** Motion to hire Markovski Landscaping to remove 3 trees and ground down stumps around Beach 1 concession stand. Money to come from line 525.02 and not to exceed $2,700. This will not overspend the line.

**Motion by: Steve Koenigsberg, Director 2nd by: Scot Desort, Director**

**Discussion:**

He has the equipment that can do the job. Work being done shortly to not delay the project and because we have the funds.

 **Motion Carried**

**MOTION #14:** Motion to pay for camp software from Campsite for a total of $4,979.50. Money to come from Country Club/Camp.

**Motion by: James Del Greco, Director 2nd by: , Director**

**Discussion:**

 **Withdrawn**

**MOTION #15:** Motion to hire DeCamp Bus Lines for round trip transportation for the Wildwood & Woodlock Pines trips at a cost of $7,785.00. Money to come from line 535.01.

**Motion by: Michael Ilardi, Past President 2nd by: Pat Degnan, Director**

**Discussion:**

Is any more money being spent on buses this year? No

Discussion on costs and how allocations were done in the past. Will be reviewing this.

Rockaway Township pays $2,000 in the beginning of the year towards the busing of trips.

Funding comes from Rockaway Township, the POA and seniors (personal contributions).

 **Motion Carried**

**GOOD AND WELFARE:**

**Mark Kempner,** 4 N Lake Shore Dr.: 12 years ago, we allowed interactions with the residents and not sure why we can’t speak now.

Glen Katz came to the planning committee stating he needed help with the tennis courts.

Not aware of the $3,000 rule not needing bids.

**John D:** Things can be cleaned up. Motions can be tabled and withdrawn. A 2nd is needed. One person

can’t table a motion.

Motion was for funds. This was specific and doesn’t go with everyday motions.

**Pat Degnan,** 88 Valley View Dr: I disagree with Mark. That’s what Good & Welfare is for.

**Evan Trisler,** 13 Comanche Ave: Many times, board members allowed comments from the residents in the past.

**ADJOURN AT 9:55 pm**

**Motion by: Roger Crook, 1st Vice President 2nd by: Michael Ilardi, Past President**

Next Board Meeting is December 18, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Lauren Bianchi, President