**FIRST ANNUAL MEETING – September 13, 2023**

**PRESENT:**

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

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**:   
**ABSENT:**

Michael Ilardi at 8:00 p.m. states that we are going to wait until we have either 50 people or wait 20 minutes, make a motion to waive quorum, vote and begin the meeting.

Summary of activities

**MOTION #1** I make a motion to waive the quorum as set forth in the Constitution.

Michael Ilardi, President

* By a show of cards, is it okay if we start the meeting without a quorum?
* Over 2/3 of members present have voted in favor of waiving the quorum.

**Pledge of Allegiance**

Deborah Linnell Roll Call

Michael Ilardi, President, called the meeting to order on Wednesday, September 13, 2023 at 8:28 pm.

**SUMMARY OF YEAR’S ACTIVITIES FOR COMMITTIES:**

Michael Lynch, Co-Chair of Lake & Lake: Algae not part of our current contract, explained algae bloom.

Dan Grant, Chair of Legal & By-Laws & Co-Chair of Civic Affairs: Civic Affairs held some drives this year (school supplies & pet supplies).

Barry Silbiger, Co-Chair of both Lake & Lake Rec & Security: A couple of security guards are injured & we added some cameras to cover more blind spots in our facilities.

Kristen Neu, Co-Chair of both House Activities & Marketing & Communications: House Activities is having a successful year with great turnout & having events sell out. In Marketing, we hired Alyssa to our team and tasks on our wish list are getting attention.

Michelle Cromwell, Co-Chair of both Beach & Insurance: We had 161 swim lesson registrations this year. We hired assistants to help the lifeguards with these lessons. We struggled a little with seeing guards come & go but they also do go on family vacations.

Daryl Macellaro, Co-Chair of Athletics: We had a great year with lots of participation. We had over 100 kids on our swim team. We are working through the tennis courts situation.

Laura Eory, President of Women’s Club: We held lots of events with our largest coming up on 9/30-Fall Festival. New homeowners’ bags: we are getting feedback, so we are making changes to them. Women’s Club runs Dance & Acro, oversees our preschool & teen room. We offer scholarships to graduating high school seniors. We raised over $20K this year and we are testing new events.

Mike Stocknoff, Co-Chair of both Bar & Rental & Security, Chair of Planning: This year we got keg dollies and replaced the old safe. The bar has been profitable.

Scot Desort, Co-Chair of Bar & Rental & Chair of Computer: We finished the migration of the office to Microsoft 365, finished the cloud and Ryan’s computer just got updated. Our Wi-Fi was extended.

Beverly Nemiroff Co-Chair of both Budget & Civic Affairs: Civic Affairs tried different programs like the holiday drive, earth day, school drive, etc. We are a small group but support each other. Political Candidates night will be held on 10/30.

Pat Degnan, Co-Chair of both Athletics & Newsletter and Chair of Women’s Club: Athletics: I also represent WML for the Hub Lakes League. We were hoping for more progress on the tennis courts.

Steve Koenigsberg, Co-Chair of both Beach & Camp and Chair of House Ops/Maintenance: Beach: Lifeguards need to be recertified each year instead of every 2 years. We ran the recert classes at the Drum pool. We had a good season.

Maintenance: We only have three guys in our maintenance dept that handle & manage many projects.

Deborah Linnell, Co-Chair of Camp: We had a good season with new programs, including music and martial arts. We implemented a new policy allowing us to recruit more qualified staff. We are working on a new online registration system for next year.

Glen Katz, Officer in Charge of Athletics & Beach: Thanked the chairs of the committees for all their hard work.

Our lifeguard program is very strong and we had close to 60 lifeguards this year. Chris Kleinwaks was our waterfront Manager & did a great job running the lifeguards along with Alyssa Guariglia.

Roger Crook, Officer in Charge of Bar & Rental, Computer, House Ops/Maintenance & Insurance: Mike Stocknoff & Scot Desort help a lot with the bar. Thanked everyone for their support.

Mike Ilardi, President & Officer in Charge of many committees: Our seniors are an amazing group. There are a few ladies that run & manage the group, get them out on trips and meet twice a month. Festival Weekend was a challenge to make up the rain date. It was a lot of work for Ilene Horowitz. This coming Tuesday is the blood drive. We do it every other month and get about 70 units. Our Office Manager left & Laurie & Suzie are doing a great job running the office.

Meet the mayor will take place here on 9/27 along with some others from different departments of the Township. Preschool’s big project has about another week to go due to some obstacles.

Joanne Machalaba, Treasurer & Officer in Charge of several committees: It was a pleasure working with the board, Ryan & the office staff on the 2024 budget that came together very smoothly this year. Our financial reporting accuracy continues to improve as reflected in a good financial audit from the external accounting firm. We continue to look for grants and manage our money and where it’s invested. I also work with Stu and Beverly on the budget committee.

Mark Kempner, Past President: I haven’t been as active this year but am impressed on how some of the committees are running.

# REPORT BY NOMINATING COMMITTEE

Barry Mendelsohn, 53 Oakland Ave, Chairperson for Nominating Committee

* President
  + Nominating Committee nominates Michael Ilardi
  + Nominations from the floor: None
* 1st Vice President
  + Nominating Committee nominates Roger Crook
  + Nominations from the floor: None
* 2nd Vice President
  + Nominating Committee nominates Glen Katz
  + Nominations from the floor: None
* Treasurer
  + Nominating Committee nominates Joanne Machalaba
  + Nominations from the floor: None
* 3 Year Term, Director
  + Nominating Committee nominates Scot Desort, Daryl Macellaro and Lauren Bianchi.
  + Nominations from the floor:

Barry suggests getting the Nominating Committee established earlier in the year to give them more time.

Nominations from the floor: Sean Trisler nominates James Del Greco, Evan Trisler 2nd, James accepts.

James Del Greco nominates Sean Trisler, 2nd by Evan Trisler, Sean accepts.

Mike Freedman nominates Kristen Neu, 2nd by Deborah Linnell, Kristen accepts.

Nominations Closed

Joanne Machalaba/Financials:

Through August, the POA spent 74%, $1.5M of the annual budget, which is on track. 96% of dues have been collected.

Country Club net income is $106K with more expenses to hit this year.

Cash Summary, the Capital Improvement Bank of America account is being reduced by moving funds to CDs.

Mike Ilardi announces the Election Committee:

Pat Degnan, Deborah Linnell, Michelle Cromwell, Barry Silbiger, Dan Grant and Steve Koenigsberg.

# 2024 BUDGET

# Stu Joseph, Co-chair of the budget committee: There are three phases of the budget process. The Board sets the budget numbers, we then have tonight’s input & then voting at the 2nd annual meeting. Give an explanation as to why you recommend a change when suggesting a number.

1. **Athletics**

Mike Freedman, 23 West Lake Shore Dr, 501.05 (salary): Explain why it’s being lowered.

It’s enough money to hire coaches, swim coaches, & tennis attendants.

James Del Greco, 81 Omaha Ave, regarding the AED, was money raised for it? If not, raise 501.01 (medical kits) to cover AED cost unless a plan is in motion. Suggests raising line to $2,500.

There’s not enough money yet. We are trying to raise money by word of mouth and still need about $2,800.

Mike Freedman, 23 West Lake Shore Dr, 501.12 (maintain athletic facilities): Bocce courts need a porous foundation to work, would like to reduce the line to $10,000.

Laura Eory, 8 Huron Ave, suggestion for Athletics: Survey the community that they want bocce & shuffleboards courts.

John D.: Can you use the footprint of the multi-use area for those courts? Reduce the line to $2,000.

Stu Joseph, 25 Old Middletown Rd How much of the line is for the project?

$11,000 is for the sunken garden, may need a few thousand if sunken garden project isn’t done.

Stu, no new suggestion on this line.

Pat Degnan, 88 Valley View Dr. 501.12, We want to redo the basketball courts and line them. Increase it to $16,000.

Mike Ilardi, 19 N. Brookside Dr, 501.12 suggests line to $3,000.

Nelson Vargas, 9 Cherokee Ave, 501.02 (equipment/supplies), suggests $1,000.

Stu Joseph, 25 Old Middletown Rd, suggests $2,000.

1. **Beaches**

Mike Freedman, 23 West Lake Shore Dr, 503.01 (lifeguards), suggests $165,000.

Lisa DeSpenza, 29 Comanche Ave. What’s the difference between the lifeguards & beach supervision lines?

Lifeguards are to pay for lifeguards & supervision pay both our Waterfront & Assistant Waterfront Managers.

Laura Eory, 8 Huron Ave, agrees that 503.01 should be $165,000.

Barry Mendelsohn, 53 Oakland Ave, 503.16 (pool supplies). Where were the pool chairs charged?

503.09 (improve lands). Barry wants to bump up 503.09 to $10,000.

Francesca Miskowsky, 165 White Meadow Rd, 503.16. Why are you asking for money when none was used this year?

Year to year we may have to replace something at the pools. OK, then no suggestion to change this line.

Mike Freedman, 23 West Lake Shore Dr, 503.09 (improve lands). What are bottled filter stations? I want to reduce the line to $6,000.

Barry Silbiger,12 Lake Shore Dr, 503.17(beach supervision), raise to $19,500.

Barry Mendelsohn, 53 Oakland Ave, 503.19 (propane). Why is it showing a low amount? Cost is shared with camp.

Nelson Vargas, 9 Cherokee Ave, 503.20 (pool opening/closing). I thought we have a company to open/close the pools. Yes, pools haven’t been closed yet.

Stu Joseph, 25 Old Middletown Rd, 502.22 (chemicals). Questioned spending to date. We haven’t received all our bills yet.

Stu Joseph, 25 Old Middletown Rd, 503.07 (beach activities/staff expenses). Are these for new activities that haven’t been done in the past? Yes, money taken from miscellaneous line but would like to create a new line for activities & staff. Suggests $0

Angela Quant, 3 Oneida Ave, suggests $2,000.

Stu Joseph, 25 Old Middletown Rd, 503.05 (Miscellaneous), suggests $2,000.

1. **Boat Docks/House 505.01**

Mike Ilardi, 19 N. Brookside Dr, I want to state on record that the new T-docks are to stabilize the existing docks and not to move them for other use in the future.

Sean Trisler, 91 Erie Ave. Where are T-docks going? They are being added to areas without T-docks but will be larger than older ones.

Barry Mendelsohn, 53 Oakland Ave, The T- docks, will they have boats on the ends? Yes, 2-3 sailboats.

1. **Civic Affairs 515.00**

James Del Greco, 81 Omaha Ave, suggests $2,500 to add more events for the committee.

**5. Comm. Plan & Eng. 507.00**

Mike Freedman, 23 W Lake Shore Dr, $10,000 to design a playground, can’t you use the money from this year?

We will overspend this year; we still have two bills outstanding for the preschool architectural design.

Mike suggests $5,000.

1. **Festival Day**

None

1. **Furniture/Reno**

None

**8. General & Administrative**

Scot Desort, 136 W Lake Shore Dr, 513.10 (office equipment repair/replace) increase to $9,000 to buy a new projector.

Laura Eory, 8 Huron Ave, paid for google service to stream Women’s Club meetings. 513.09 (office equipment maint/contracts), increase to $29,200 to include this service for all committees.

Mark Kempner, 4 N Lake Shore Dr, 513.11 (board meals), suggests $0.

Chris Kleinwaks, address, 513.06 (badges/passes), suggests $2,500. Residents shouldn’t have to pay to replace lost badges.

Suzie Palazzo, 55 White Meadow Rd, 513.01 (office supplies & postage), suggests $13,500 to pay for the cost of the ink if lost badges are free.

Stu Joseph, 25 Old Middletown Rd, 513.04 (voice/data), suggests $13,000.

1. **House Operations**

Stu Joseph, 25 Old Middletown Rd, 517.04 (utility maintenance & contracts). Why did it go up 15%? Our new maintenance company costs more but does a better job.

John D.: 517.06 (beautification/restoration), suggests $12,200.

Nelson Vargas, 9 Cherokee. Which walkway? Flagpole to dam. Looking to move to a Country Club expense.

1. **Insurance**

None

**11. Lake**

Nick Ferrone, 75 Lake Shore Dr, 522.17 (lake management), suggests increase to $15,000, for a two-part program; increase of carp & increase bait fish population and additional fall stocking.

Barry Mendelsohn, 53 Oakland Ave, 522.07 (lake dredging/raking). What’s the money for since it wasn’t used this year?

Weed harvesting. Looking to offset dues by $18,000. Show of hands from board, agreed.

Stu Joseph, 25 Old Middletown Rd, 522.13 (community education & awareness). Why a big increase with only $100 spent?

Due to lake conditions this year, we may need more education for residents on the lake. This also includes the end of year meeting with consultants.

Suggests $500.

Stu Joseph, 25 Old Middletown Rd, 522.18 (consultant fees). What’s included in the $25,000?

Water testing costs are not billed yet. No suggested change.

1. **Lake Reclamation**

None

**13. Maintenance**

Mike Freedman, 23 W Lake Shore Dr, 525.01 (vehicle fuel & maintenance). Where did $7,000 come from? Insurance claim from an accident.

Barry Mendelsohn, 53 Oakland Ave, increase it to $12,000 due to the cost of fuel.

Barry Mendelsohn, 53 Oakland Ave, 525.03 (general maintenance equipment), increase to $2,500 due to inflation.

Barry Mendelsohn, 53 Oakland Ave, 525.06 (purchase maintenance equipment), increase to $5,500.

Mike Freedman, 23 W Lake Shore Dr, What kind of motor are you looking to purchase? One for the maintenance pontoon, other motor was for the patrol boat.

Suggests $2,500.

Stu Joseph, 25 Old Middletown Rd, 525.11 (community maintenance materials). Is there anything else that can get done this year?

More gets purchased in the fall.

Nelson Vargas,9 Cherokee Ave, 525.10 (maintenance salary), suggests change to $200,000.

Stu Joseph, 25 Old Middletown Rd, 525.02 (landscape maintenance). Will more purchases be made year end? Yes,

525.04 (maintenance building materials), same thing? Yes

**14. Newsletter/Communications**

Lauen Bianchi, 10 S Brookside Dr, 527.03 (postage), suggests $10,000, no change after explanation.

We have to mail newsletters unless residents opt out.

**15. Parking Lots**

Barry Silbiger, 12 Lake Shore Dr, We have a ballot question for parking lots so do we need to budget money here?

Yes, we can use money for pothole repairs.

**16. Plaques & Awards**

None

**17. Security**

Michelle Cromwell, 49 Sioux Ave, 531.01 (security salary), suggests increase to $100K to offer a more competitive salary to get staffing due to increase in events.

Sean Trisler, 91 Erie Ave, Can we use Rockaway Twp Police? No, too expensive.

Stu Joseph, 25 Old Middletown Rd, suggests $80,000; suggestion withdrawn.

Barry Mendelsohn, 53 Oakland Ave, 531.04 (vehicle maintenance & fuel), vehicle hasn’t been used as much, suggests $6,500.

**18. Real Estate Taxes**

None

**19. Senior Citizens**

None

**20. Utilities**

None

**21. Women’s Club**

None

**22. Youth Activities**

None

**23. Property Rights-Legal Fees**

None

**24. Special Funds:**

James Del Greco, 81 Omaha Ave, Why isn’t more of Capital Improvement in CD’s?

Money was moved into CDs that will be reflected in next month’s financials.

Mike Ilardi, 19 N. Brookside Dr, 542.04 (country club reserve fund), suggests $150,000.

Mike Ilardi, 19 N. Brookside Dr, 542.01 (capital improvement fund), suggests to reduce to $0.

# GOOD & WELFARE

Laura Eory, 8 Huron Ave: Reminds the board that Fall Festival is on 9/30 & we have 500 residents registered as of now. We would like help from board members that day if available. Event is rain or shine.

Barry Mendelsohn, 53 Oakland Ave: Tennis Courts- Questioning on the ballot is a little vague. What is suitable material? Suggests moving tennis courts to a different location.

Constitution-Does not feel we should put forth any major changes to our Constitution. It’s held up in court.

Code of ethics should go thru the Legal & By-Laws Committee.

Response: Code of conduct is not a Constitutional change.

Francesca Miskowsky, 165 White Meadow Rd: I’m on the Women’s Club sub-committee for new homeowners. I would like to increase committee involvement so if you want anything in the new homeowners’ bags, please let us know. It’s important to represent all committees.

There’s been three accidents on our street, one this morning. My mother-in-law’s car was totaled on the street while parked as well as another neighbor’s car. Not sure if a street hump will help or if you can bring it up to the Township. You can call the police department, but speed humps require a lot of criteria.

**Meeting adjourned 10:17pm**

**Motion to enter Closed Caucus at 10:26 pm**

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

**Motion to conclude Closed Caucus at 11:34pm**

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

**MOTION TO ADJOURN AT 11:34pm**

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

Next Board Meeting is Wednesday, September 20th, 2023 @ 8:00 p.m.

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President