**BOARD MEETING – August 21, 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**: Kristen Neu 8:08pm

**LEFT EARLY**:

**ABSENT:** Michelle Cromwell, Scot Desort, Darly Macellaro & Barry Silbiger

Michael Ilardi, President, called the meeting to order on Wednesday, August 21, 2024 at 8:00pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Michael Ilardi

Steve Koenigsberg, Roll Call

**MOTION #1**: Motion to approve the minutes from the July 17, 2024 Board meeting.

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

Discussion:

None

**Motion Carried**

# CORRESPONDENCE

Read letter from Gary Toriello: Regarding a tree branch falling & damaging his deck. Requests to have tree removed.

They haven’t produced a survey showing the property lines. Part of their deck and fenced in garden was on our property.

Read letter from Debra & Jeff King: Thanked everyone involved for an enjoyable Festival Weekend.

Received an email from NJIT regarding hosting the Concrete Canoe Competition in April 2025 at Beach 1 to Clubhouse docks. Food vendors, possible rental. Beach & Lake Committees will follow up with this.

**GOOD & WELFARE**

**Mary Anne Lauria, 15 Algonquin Ave:** Prepared an email for Mike to read but was able to be here tonight. Read letter regarding beach 2 being a health hazard with all the goose waste on the beach & shoreline. She is aware that maintenance cleans it in the morning, but the lifeguards should be cleaning during the day instead of sitting around at the table. We need a long-term solution to this problem.

**Mark Kempner:** We tried many solutions over the years like catching the geese and addling the eggs. It’s been an ongoing issue.

**Mary Anne:** Wants to form a committee to rid the geese. We need to research other communities to see what they do.

**Mike Ilardi:** You can go through the Beach & Lake Committees to form a committee.

Will there be a budget?

We are working on the budget now so maybe we can add money to the budget.

**John Z.**: On July 2nd I met with Pete Shappe to review financial statements. I was one of two residents to view them. Nisivoccia prepared these documents. Compared 2022 to 2023. Found 3 problems, one being camp revenue, which has decreased and expenses increased. Discussed action with revenue & expenses. Is the board ok with this since it will increase dues? The CC entity owes POA over $800K but no loan documents exist. Not a loan but an advancement. If it’s a loan, then interest rates should be collected. If not, it’s considered a gift. NJ Division (ABC) investigated the Gold Bar for infractions. Vaping, children in the bar & overserving drinks. This can have a financial impact to the community. A document from NJ states our license can be revoked. Are members of the board ok with this if the Gold Bar closes?

**John D.**: Realized my name & address are published in the minutes online. I ask you to not publish my address. I’m protected under Daniel’s Law so ask you to redact my address from prior records.

I don’t understand why board members need to step down as a resident to state what they need to state.

**Mike** **Ilardi:** They are speaking on a personal level during Good & Welfare, not as board members.

**Barry Mendelsohn, 53 Oakland Ave:** I’m the Chair of the Nominating Committee and some board members haven’t selected a time to be interviewed. Please do so.

**Bill Roberto, 20 Navajo Way**: Are there rules that can infringe on WML rules?

**Rob** (attorney): Yes, other laws can circumvent our rules.

If a resident is told to leave, can a resident restrain another resident? Would like this board to be aware of an incident that happened on the Friday of Festival Weekend. An 8th grader was locked in the beach by Mike I. Told we don’t have the video, and family wasn’t allowed to view footage of the video.

Parents did see the video, (but after they were told no). We continue to look into this and there’s nothing against WML. Our law firm feels that WML is on firm ground.

Under what grounds can a resident view a video? WML is proprietary to documents and video.

**Susan Kleczynski, 42 Seminole Ave:** Idea regarding membership dues. Living on one income and would like to afford it. Will the board consider having a rate for senior citizens?

**Joanne M.:** We will look into this; came up before. Others have requested this as well. Families with no children, etc. We have one structure but will look at this.

**Rudy Riveron, 9 Lake View Court:** Thanked everyone. Agrees that we should budget something regarding the geese. It’s getting bad and needs to be under control.

**Michael Lynch, 93 Lake Shore Dr**: Thanked the board for the gift and appreciates it.

**Mark Kempner, 4 North Lake Shore Dr**: I’m speaking as a member of the community. We deserve the right to know about serious issues that can impact the community. Came up with a compromise but will discuss it with a couple of people.

# PRESIDENT’S REPORT: Michael Ilardi, President

Festival Day was a big success and thanked many people. Bar had a record-breaking weekend.

Keith small may bring his dog every morning to help chase geese away.

Barbara got a small increase to help cover Ryan’s work, Ryan continues to help for a short time.

Swim team hubs-thanks Michelle Cromwell.

Tennis/pickleball courts are being used.

The Water Department started work by the salt dome. Next year camp won’t have access to that area for parking. May have staff park at a beach and bus them over. They plan to repave Montauk Ave and we will make sure water doesn’t run off onto our property.

Next Blood Drive is on September 24th.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

# Through July, 55% of budget spent

Cash summary-capital improvement paid $144k to Halecon.

Few funds are kept over FDIC limits because we plan on spending more from them.

# LEGAL COUNSEL’S REPORT

Discussion: None

# COMMITTEE REPORTS

# BAR & RENTAL: Our license states we can’t consume marijuana at the clubhouse, bars, decks, clubhouse lawn and anywhere alcohol is permitted on our property. We need to enforce this, and we will be having signage placed.

**ATHLETICS:** Our Women’s volleyball team had an undefeated season but lost in the finals. Congratulates them.

Swim team-extremely successful, about 120 kids. Coaches did a fantastic job.

Hub Lakes meet ran on & off but got everything in, large crowd and everything was cleaned up.

Tennis courts are being used, packed every time I drive by. Pickleball courts, tennis, basketball courts, multi-use area-kids riding bikes. Very happy to see this.

**OLD BUSINESS**

**None**

**NEW BUSINESS**

**TREASURER FYI:** We contracted with Nisivoccia LLP, to provide Country Club financial auditing services and tax preparation for the 2023 fiscal year as described in their engagement letter. The new amount is $200 over the original motion passed on October 18, 2023 which was $19,400. Monies to come from Country Club in 2024.

**MOTION #2:** Motion to transfer $100,000 from Country Club Cash to POA Cash. This is to pay down the

CC accounts payable owed to the POA.

**Changed motion to $10,000** to continue to pay down what’s owed.

**Motion By: Joanne Machalaba, Treasurer** **2nd by: Mike Ilardi, President**

Discussion:

It’s an account payable owed based by our auditing firm. POA has $575K surplus, we can use it to put money in reserve fund to pay for things. Three things we can do with the surplus.

**Stu Joseph, Budget Co-Chair**: $770K cash available after we spend the budget money.

Can hold money for short fall of collections-no more than 10% of budget.

Can put money in Capital or Sinking Funds or reduce dues.

My opinion is to offset dues by increasing the budget line, CC Reserve Fund. We want money in Country Club where there are assets.

Money that goes from POA into CC gets taxed as income.

Wouldn’t go forward transferring $100k as shown in the motion.

There are a couple of motions going to the community and items on the reserve study. You can have money in the Reserve Fund and wouldn’t need to go to the community to do work that you need to do anyway.

**Joanne**: Putting money in the Reserve Fund will allow us to have money to use with a month waiting period.

The right way to do this is to have money in the Country Club Reserve Fund to spend. It will be taxable, but it would be the best way.

**Mike:** Suggests doing what Stu said but still vote on the ballot questions and review this with our audit company.

They may state to go back and have POA transfer the funds to the Country Club Reserve Fund and have Country Club pay for the projects. Ballot questions need to come up today, even if voted down, so we have the option to bring it back in September.

**Stu**: This will help not delay future projects.

**Motion Carried**

**MOTION #3:** Motion to propose the following ballot question. Should the WML POA replace the current Beach 1 concession stand building deck? Work to include but not limited to footings, cement, decking, railings, tree removal, survey and permits. Money to come from the Sinking Fund at a cost not to exceed $125,000.00.

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

**Discussion:**

**Mark**: Did we get 3 bids?

General estimates from 2 contractors but don’t have drawings so it can change.

Motion is just to get money. Will have a motion once we have a company for spending.

**Motion Defeated**

**MOTION #4:** Motion to propose the following ballot question. Should the WML POA replace the current Beach 1 playground? Work to include but not limited to new playground structures, footings, cement, survey and permits. Money to come from the Sinking Fund at a cost not to exceed $150,000.00.

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

**Discussion:**

None

**Motion Defeated**

**MOTION #5:** Motion to purchase a new pool pump for the Drum Pool from Jimmy Concrete at a cost of $2,768.78 including parts and labor. Money to come from line 503.08. **This will overspend the line.**

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

**Discussion:**

Steve: explained which pump failed and this was an urgent repair otherwise we couldn’t open the pool.

Bev: This overspends the line, needs to be added to the motion.

Steve: Most retailers don’t have it for wholesale price.

Joanne: Why not a phone vote? Steve: We would have had to close the pool due to the timing.

If over $1,500 we should at least get a phone vote.

We are doing things without board approval to spend money.

Do we have a warranty? Yes.

**Motion Carried**

**Application of household membership (1) pre-approved.**  Using new option.

**SECURITY FYI:** Hired VP Security to replace two cameras and a cable at the Circus Pool at a cost of $1,116.90. Money to come from line 531.05.

Comment: We are putting $25K to replace all cameras. Should we be spending more if we are replacing them?

We can’t have them not working.

**MOTION #6:** Motion to hire Shake, Rattle & Roll Pianos for $2,350 to provide a dueling pianos performance on September 20, 2024. Money to come from CC/ticket sales.

**Motion By: Kristen Neu, Director 2nd by: Joanne Machalaba, Treasurer**

**Discussion:**

Ticket sales start this Saturday.

Show of hands to approve an exception to the guidelines to sell guests and members tickets at the same time.

Consensus Approved.

**Motion Carried**

**HOUSE ACTIVITIES FYI:** Hiring 2 servers from Enjoy Your Party, Inc for the NYE party at a cost of $60/hr. per server for seven hours. Total is $840 & to be paid from Country Club/ticket sales.

**HOUSE ACTIVITIES FYI:** Hired Tom Verlezza to DJ the NYE party on 12/31/24 into 2025 at a cost of $850. Money to come from Country Club/ticket sales.

**HOUSE ACTIVITIES FYI:** Hired Swank Motion Pictures, Inc for licensing to screen three movies for movie night events at a cost of $825. Money to come from Country Club.

**MOTION #7:** Motion to buy 14 boxes of floc logs from Applied Polymer Systems at a cost not to exceed

$6,500. Monies to come from the Tilcon money deposited in the Country Club account.

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

**Discussion:**

None

**Motion Carried**

**2025 BUDGET: Led by Joanne Machalaba, Treasurer**

**ATHLETICS**

**501.05 Salary:**

Daryl sent info, can we elaborate in footnotes, multi-sport attendant is $10K of the $25K. Do we need attendants that cost $10k?

Attendants checking badges, people following rules, etc. Can play with times but prep times included, depends on what we want, keeping it with residents. Want them there during prime times (mornings & evenings). Staying at $25K, notes will be corrected.

**501.10 Maintain Tennis Courts:**

Aren’t we under warranty? Why do we need money there? Unforeseen expenses-windscreen damage, etc.

Chang line name to “Maintain Multi-Sport Court” and add note for change.

**501.13 Trophies/Awards:**

Numbers are going up & we didn’t spend any. Do we plan on using it? Swim team uses this just in case they can’t cover the expense. We are at an all-time high with participation.

**501.12 Maintain Athletic Facilities**

Add an additional $5K to put a fence at the ballfield. Over $5K for side panels (baselines). Received a quote so need to increase the line amount. Line now at $8,000.

Athletics Sub-Total now $52,425

**BEACHES**

**503.01 Lifeguards:**

Want to separate POA & CC since guards have the capability to punch into each entity. $75 per home at $110K.

Moved one supervisor position into this line now that they have a different title.

Line will remain at $180,000.

**503.09 Improve Lands**

Increase to $11K for geese control

**503.04** **Medical Supplies**

Did we get an expiration date on items? We purchase stuff every year. Line to stay at $1,500.

**503.17** **Beach Supervision**

Is it being reduced to move money to lifeguards? No, we hired one supervisor and had the other person as a head lifeguard and in charge of swimming lessons. Getting paid from lifeguard line.

Beach Sub-Total now $242,505

**505.01 Boat Docks/House**

There were repairs to boat house this year, do we need more? Not using garage door motor on boat house.

Money is for two more T docks for stability and adding four more spots. Move visiting docks to outside of T’s. We passed a motion to use those docks as visiting docks not to change them into pontoon spots due to demand. If I knew that when that motion passed for visitor docks would now be changed for other spots, then I wouldn’t have approved it.

I want the board to be aware that we are making a change to what was passed years ago.

Line stays at $12,000

**515.00 Civic Affairs**

No changes, line stays at $1,000

**507.00 Comm. Planning & Engineering**

Add note: Preschool backyard, other potential project requirements.

Line stays at $10,000

**Festival Day**

No changes

Sub-Total stays at $5,000

**511.01 Furniture/Reno**

No Changes, line stays at $6,000

**General & Administrative**

**513.01 Office Supplies & Postage**

Was the increase in postage taken into account? Yes.

**513.12 Office/Clerical**

Moving the newsletter salary out of this line to get a better picture of our expenses.

**513.26 Background Checks**

A new line was added to have a better picture of this expense. Figure based on this year’s background checks completed.

G&A Sub-Total stays at $523,878

**HOUSE OPERATIONS**

**517.03 Exterminator**

Add note for increase due to the need to treat bees. Line stays at $7K.

**517.08 Repair Roof**

Reduce line to $2K. Major repairs were made but leave money for unforeseen incidents.

**517.09 Maintenance/Kitchen Supplies/Equipment**

Why is the line being doubled? The cost of supplies has gone up and we will be overspending the line this year.

Line to remain at $4K with a note added for kitchen supply cost.

House Ops Sub-Total now $46,200

**INSURANCE**

**519.01 P&C Insurance**

Add note-Estimate an 8% increase

**519.02 Health/Life Insurance**Add note-Estimate an 8% increase

Insurance Sub-Total stays at $413,302

**LAKE**

No changes

Sub-Total stays at $94,010

**LAKE RECLAMATION**

**522.07 Lake Dredging/Raking**

Change line name to “Lake Reclamation” and add note for change.

This will be the 3rd year leaving money in this line. We want to remove much more from the bottom of the lake. Need a survey to see how much needs to be removed. This will pay for the survey to start the process.

The best time is to be done in the spring, so we won’t use the money until next year.

Will need to use this money to offset the dues in 2025 if not used.

**522.12 Alum System Maintenance**

Reduced line to $2K

**522.18 Consultant Fees**

If we treat alum in our water body, then we need to do tests before, during & after treatment. Still waiting for answers to see what the state will require.

Includes testing. Add note for DEP testing requirement for alum use.

Lake Rec Sub-Total now $70,505

**MAINTENANCE**

**525.02 Landscape Maintenance**

Why going up 20%? Cost of seed, fertilizer supplies, inflation. More will be spent the rest of the year and believe we will overspend or not get the work completed. Leave at $12K.

Add note to explain increase in cost (fertilizer, seed and tree cutting/maintenance).

**525.05 Vandalism Repairs**

A new line was added due to more vandalism, and we can’t always recover the cost. This gives us a better picture of these expenses.

How do you separate salary for maintenance time when he’s already paid under salary? We can use it for parts, not labor unless outside labor is needed.

How would restitution be handled? Money would go back into the line.

Maintenance Sub-Total now $263,935

**NEWSLETTER/COMMUNICATIONS**

**527.02 Communications Salary**

Add note that salary was moved out of the G&A line 513.12 and now here.

Newsletter/Comm Sub-Total stays at $13,070

**PARKING LOTS**

Why is money needed when the lots were just repaired?

Money is needed for miscellaneous repairs during the year.

Parking Lots Sub-Total stays at $1,000

**PLAQUES & AWARDS**

No changes, Sub-Total stays at $1,000

**SECURITY**

**531.01 Security Salary**

Is this based on outside security services? No. Thought that was why there was a big jump last year. Still looking into companies. They want 40 hours a week. Difficult to hire security with the salary we offer. Leave at $125K.

**531.04 Vehicle Maintenance & Fuel**

Need to bump this up if you plan on having a full staff.

Increase line to $6K

**531.11 Internet Connection Fees**

Increase line to $14,500

Security Sub-Total now $182,025

**REAL ESTATE TAXES**

No changes, Sub-Total stays at $154,000

**SENIOR CITIZENS**

**535.01 Bus Trips**

Add note for bus cost increase.

Senior Citizens Sub-Total stays at $19,500

**UTILITIES**

**537.04 Refuse Collection**

Will check if billed monthly or quarterly and the figure given.

Utilities Sub-Total stays at $70,700

**WOMEN’S CLUB**

No changes, Sub-Total stays at $23,110

**YOUTH ACTIVITIES**

No changes, Sub-Total stays at $1,500

**PROPERTY RIGHTS-LEGAL FEES**

No changes, line stays at $5

**SPECIAL FUNDS**

**542.02 Sinking Fund**

Reduce to $0

**542.03 Collections Reserve**

Reduce to $0

**542.04 Country Club Reserve Fund**

Increase up to $600,000 and add note $500,000 to come from POA surplus to offset dues and $100,000 added to come from 2025 dues.

Adding money to this line. Does it make it easier to spend?

It avoids ballots questions but only for items on the reserve study.

Will meet with auditors to see which is the best route.

Special Funds Sub-Total now $650,000

Need to confirm why some Country Club offsets went up.

Dues offset per household would be $216 (includes $18K for the weed harvest unspent budget money).

Dues: $973 per household.

**MIKE:** Don’t know how many hours lifeguards work at minimum each week. Heard 5 but the average is 20 hours. There’s overhead with each employee.

**GOOD AND WELFARE:**

**Bill Roberto, 20 Navajo Way:** Understand some things can’t be addressed but there shouldn’t be silence. There should be some follow-up on questions asked.

**Francesca Miskowsky, 165 White Meadow Rd:** In the gazebo there are two spindles missing and nails are sticking up. Asking for nails to be removed. Also, I oversee two Country Club groups. Preschool and D&A. It’s amazing that we can offer these to the community. I don’t know what the solution is but the only things we account for are our equipment & salary. Programs are run in this facility. From what I see in the budget, it’s not being accounted for.

Maybe we need to raise our rates to offset costs.

**Mark Kempner, 4 North Lake Shore Dr:** I was asked not to speak about the beach 1 incident because more info will be discussed. I don’t think all board members are aware of what was going on. Parents will not take action if Mike resigns.

Mark was interrupted by the President that this should be discussed in closed caucus. The attorney requested that he not say anything that would harm the association. However, Mark continued to speak.

**John Z.:** I would like to apply Daniel’s Law for myself.

**Pat Degnan, 88 Valley View Dr:** Why did camp move from beach 3 to beach 2?

Camp moved to beach 2 last year due to beach closures from the algae issues. Camp requested to stay at beach 2 for this summer as it was more convenient.

**Mike Ilardi: Motion to go into closed caucus 11:26pm**

**Returned from closed caucus at 12:00am.**

**Mike Ilardi, President**

**ADJOURN AT 12:01 am**

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

Next Board Meeting is Wednesday, September 11, 2024

1st Annual Meeting

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President