**SECOND ANNUAL MEETING – October 13, 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**:

**LEFT EARLY**:

**ABSENT:** DAN GRANT

Michael Ilardi, President, at 12:00 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.

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

Michael Ilardi, President, called the meeting to order on Sunday, October 13, 2024 at 12:05 pm.

We have the required 50 members present to start the meeting.

Steve Koenigsberg, Roll Call

**MOTION #2**: Motion to approve the minutes of the 1st Annual Meeting held on September 11, 2024.

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

Discussion: None

* **Motion Carried**

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

We discussed this at the first annual meeting. We will move on unless anyone has any questions for any of the committee chairs.

No questions were asked.

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

Welcome to the 2nd annual meeting. Today we will set the 2025 POA budget from which 2025 dues are determined. The outcome today sets our financial direction for the next year. Thank you all for being here to provide input.

Budget figures come from the committees, then goes to the Board of Directors, which then becomes the preliminary budget at the 1st Annual meeting. Residents recommend budget figures and the board discusses the budget again. Final figures are then presented as the budget at this meeting.

Current dues show as $1,134 but will be $960 with the offset.

Grayed out areas and payroll tax are calculated automatically.

We are discussing the POA budget, not Country Club.

Please don’t come up to agree with a number, it can make the meeting longer than it needs to be.

Voting is taken by a show of cards.

Will take questions from the audience first but the board members can answer your questions.

**Stu Joseph (assisting Joanne):** We will vote on each section at a time. Once the discussion of a line is done then we go to the next line.

**ATHLETICS** Total Proposed $52,425

James Del Greco, 81 Omaha Ave.

**501.01 Medical Kits:** Do we have the amount still needed for the AED?

Glen Katz: We are $750 short,

James suggests increasing line to $1,000

Linda Contillo, 52 Mountain Ave.

Can’t the money be used in Equipment/Supplies?

Pat Degnan: The money would be under medical kits because it’s for medical purposes. It’s not sporting equipment.

Stu Joseph, 25 Old Middletown Rd: Thought the AED was included under beaches.

Not included there, something different.

**Line voted to stay at $200.**

Courtney Rowan, 24 Ute Place. VB teams

**501.12 Maintain Athletic Facilities:** I’m on the volleyball team and would like better lighting at beach1 by the volleyball court. Suggests increasing line to $18,000

Allison Weiner, 21 Ellen Drive: What is the $10,000 increase based on?

We received two quotes so far.

Mike Stocknoff: Did this go through committee yet? No

Committee just got a ballpark right now.

Charlie Bogusat: Needs to go through committee. We were able to get a JCP&L grant for other lighting.

Pat Degnan: Money is needed in the budget to do the project.

Jodie Nichols, 51 Cayuga Ave: It’s $2,224 to light one side (post & light head, not installation).

Jason Weiner, 21 Ellen Drive: I’m in the lighting business. Cost depends on wiring, if new poles are needed, etc.

Mike Ilardi: Asking for $10,000 is a legitimate cost.

John D: Heard it’s too late in the past. Why being discussed now? Propose $4,000

Marti Sweinhart: What was included in the $8,000 proposal?

See comment #5

**Line voted at $18,000**

James Del Greco, 81 Omaha Ave.

**501.02 Equipment/Supplies:** Propose line increase to $7,000 to include AED’s.

**Line voted at $7,000**

John Z

**501.05 Salary:** Employees can be eliminated by using key fobs or codes. Security can do drive by checks

Suggest to reduce line to $15,500

Glen Katz: Attendants don’t just sit there. Anyone can get in using codes/scanners. It’s not security’s job to check constantly in this location when they need to get to many others spots.

Barry Silbiger: We’ll need more money to get those types of systems installed. It will cost more than paying employees.

Pat Degnan: Did research and there’s a lot more involved.

Lauren Bianchi: After attended leaves, I’ve seen people from Circle Drive coming in.

Stu Joseph, 25 Old Middletown Rd: We would have to add money elsewhere to purchase/install equipment.

Propose only peak hours (attendants for 4 hrs.) request line to $20,000

**Line voted at $20,000**

John Z

**501.10 Maintain Multi-Sport Court:** The$1,000 there should go into 501.02 (Equipment/Supplies) and this line should be $0.

We put money in there for any issues we didn’t anticipate. Windscreens, repairs, etc.

**Line voted to stay at $1,000**

**Athletics total is now $57,950**

**BEACHES** TotalProposed $237,005

John Z:

**503.01 Lifeguards:** No lifeguards at beach 3, only weekends for parties. Propose to have parties pay for lifeguards, include it in the price. Suggests $115,500

Can’t cut the budget line by 1/3 since we have more locations. Beach 2 gets a lot of use.

Pavilions are rented by residents and pay $50.

Mark Kempner: 4 N Lake Shore Dr: Proposes $145,000

Stu Joseph, 25 Old Middletown Rd: There’s a note saying increasing staff. Please explain.

We staffed more because of the good weather this year and beach use. This will match the use we need since we overspent due to good weather.

Stu: I then want to strike part of note #7 that states “add guard coverage to staff beaches 2 & 3.”

Bev Nemiroff: What title is being moved?

Supervisor & Asst Supervisor. We restructured one to be head of swim lessons and be a head lifeguard.

**Line voted to stay at $175,000**

John O’Connor, 42 Mohawk Ave.

**503.08 Repair Equipment/Structures:** Does it include repair of the deck at beach 1? No

John Z:

**503.02 Sand Maintenance:** Sand at beach 1 blows through the fence and ends up across the street. Are we looking to order sand? Kurt has so much sand that it’s piled up by the swing set.

Propose to reduce line to $0

Pat Degnan: We used to order it every other year and then we got complaints that we didn’t have sand.

Some does get washed away and we need to replenish it every year.

Rick Ruotolo, 77 W Lake Shore Dr: Deliver sand before sealing parking lots.

Steve Koenigsberg: The amount of sand we order is given by Kurt since he sees the facilities.

**Line voted to stay at $7,500**

Stu Jospeh, 25 Old Middletown Rd.

**503.09 Improve Lands:** Note reads that we are adding both chairs and water coolers. No need to do both this year. Propose $8,000

Bill Crispino, 5 Huron Ave: Shows geese control on this line. Please explain.

Geese control cost is being split 3 ways with beach, lake & Country Club.

Mark Kempner, 4 N Lake Shore Dr: We tried to control geese before with dogs but received complaints that dogs chased people and boats. Reduce line to $8,000

Mike Ilardi: This is different than a few visits. It’s a full program.

Maryann Fanning-Lauria, 15 Algonquin Ave: Dogs come May through mid-September to constantly scare the geese away. The grounds are very dirty with the geese poop.

Marti Sweinhart, 75 W Lake Shore Dr: There’s a lot of geese poop at beach 2, when walking my dog, I see about 30 geese there. They even come up to our deck. We need to teach geese that they aren’t welcome here.

Mark Kempner: Results will be the same. They will move to other lakes and then come back. There are other ways to get rid of them.

Lauren Crispino, 5 Huron Ave: I looked into other solutions and this company will work. One goose can produce 3lbs of waste per day. Part of the problem is these geese were born here and live here year-round.

Mary Jean Jones, 62 Oakland Ave: We reduce lines for different things. We need to know what the money is slated for.

Barry Silbiger: We have 3 beaches surrounded by properties. Lakefront property owner will be included.

Dan Anello, 233 White Meadow Rd: Not using my money to make your property (lakefront) cleaner.

The program includes getting permission from lakefront owners that if the geese go over there, there’s permission to scare the geese away from that area. It benefits everyone in the lake.

Michael Lynch: Dogs are used to control/reduce geese population but won’t get rid of them forever.

Steve Koenigsberg: Discussed bottle use station and chairs. Reduced water bottle waste.

Stu Joseph: If line reduces to $8,000 (no geese control but both bottles & chairs), I suggest $8,500 so the committee does only one (bottles or chairs).

Also, suggests $5,500 with no geese control & only one choice.

**Line voted to stay at $11,000**

**Beach total stays at $237,005**

**505.01 BOAT DOCKS/HOUSE** Proposed $12,000

Mike Ilardi: Docks already have t-docks.

One set is 2x6, replacing smaller t-docks.

We can move them to beach 2 or 3 for sailboats.

Visitor dock was purchased was to remain as visitor spots.

Liz Blender, 7 William St: Need to add a dock to meet needs of community.

We are transitioning our boat day

Propose increase to $17,000 to add another dock.

Jodi Colasurdo, 5 Oakland Ave: Discussed in committee.

Dock section is $6,500. Committee approved 2 dock sections for $12,000

Ed Clark, 60 Miami Trail: Should have been $15,000 not $12,000 based on discussion. We discussed to make sure we have enough spots.

Lake Committee does their best to accommodate everyone the best we can.

Ed Clark: We already had docks going further out prior to adding a new row section.

Mark Kempner: How much more are we going to add based on supply and demand?

Ed Clark: Asking for just 1 dock

Barry Silbiger: We discussed this in committee. Maintenance can’t get the docks out if they go out past a certain point.

Patrick Suler,127 Valley View Dr: Proposes $0

**Line voted to stay at $12,000**

**515.00 CIVIC AFFAIRS** Proposed $1,000

No comments

**507.00 COMM. PLANNING & ENGINEERING** Proposed $10,000

Dan Anello, 233 White Meadow Rd: Budget refers to note #22, preschool is Country Club not POA, suggests line to $0

Joanne: We are aware that it’s Country Club. This is to hire the engineer.

Valerie Mendez-Lopez, 86 Valley View Dr: Where can we obtain the Country Club numbers?

Country Club financials are available in the POA office.

**Line voted to stay at $10,000**

**FESTIVAL DAY** TotalProposed $5,000

No comments

**511.01 FURNITURE/RENO** Proposed $6,000

Dan Anello, 233 White Meadow Rd: Propose $0

Mike Ilardi: Used by both POA & Country Club

**Line voted to stay at $6,000**

**GENERAL & ADMINISTRATIVE** TotalProposed $526,878

Mark Kempner: 4 N Lake Shore Dr.

**513.11 Board Meals**: Propose $0

Maryann Fanning-Lauria, 15 Algonquin Ave: Board members don’t get paid, give them pizza!

**Line voted to stay at $2,600**

**General & Administrative total to stay at $526,878**

**HOUSE OPERATIONS** TotalProposed$46,200

James Del Greco, 81 Omaha Ave.

**517.03 Exterminator:** Was increased for bees. Will they spray by the kayaks? Notify the office so they will come out to spray.

Ben Peretto, 29 Comanche Ave: Going after all bees? Hornets, bees, wasps. Stinging insects.

Aaron Pacheco, 66 White Meadow Rd: Are signs going up for residents? It’s not a wide spraying, it’s for nests where we rope off.

Barry Mendelsohn, 53 Oakland Ave.

**517.06 Beautification/Restoration:** Propose $13,500

**Line voted to stay at $12,200**

**House Operations total stays at $46,200**

**INSURANCE** TotalProposed $413,302

No comments

**LAKE** TotalProposed $97,010

No Comments

**LAKE RECLAMATION** TotalProposed $70,505

John Dixon, 52 Miami Trail.

**522.18 Consultant Fees:** Includes testing in 521.01 & 522.18?

Barry Silbiger explains the difference, we have 2 different companies. New guidelines for alum. Need money just in case. Line increased $10,000 for alum testing that may be required. Extra money is to meet requirements.

Mary Jean Jones, 62 Oakland Ave:

**522.07 Lake Remediation:** Haven’t spent the $18,000.

The $18,000 is surplus which will be used to offset the dues. The same happened last year.

Stu Joseph, 25 Old Middletown Rd.

**522.12 Alum System Maintenance:** Can we use that money that’s still there this year to reduce costs next year?

Maintenance may not know what to buy. May need something else depending on what happens next year.

No change requested

John O’Connor, 42 Mohawk Ave.

In 2024 we purchased a system for beach 2 for more alum.

Jodie Nichols, 51 Cayuga Ave.

**522.13 Community Education & Awareness:** What are we educating us on?

We ran educational sessions, had an information table during festival day and ran the boat certification course.

Jodi proposes $200

**Line voted to stay at $500**

**Lake Reclamation total stays at $70,505**

**MAINTENANCE** TotalProposed $253,935

Barry Mendelsohn, 53 Oakland Ave.

**525.05 Vandalism Repairs:** This is a new line. Propose $5 to leave line open.

Not necessary right now for this new line.

Line stays as $0

Dan Anello, 233 White Meadow Rd: Under maintenance, how many employees are there full time & part time? We have 3 full time and part-time can change based on the season.

**Maintenance total stays at $253,935**

**NEWSLETTER/COMMUNICATIONS** TotalProposed $13,070

Stu Joseph, 25 Old Middletown Rd.

**357.00 Revenues:** Current revenue doesn’t look correct based on where we are right now.

Propose to change it to $15,000.

Kristen Neu, 42 Seneca Ave: Propose an increase to the rates. Working with the Marketing Manager to increase ads and make more space.

Stu: Need to be conservative based on current activity.

**Line voted to stay at ($18,000)**

**Newsletter/Communications total stays at $13,070**

**529.00 PARKING LOTS** Total Proposed $1,000

John D: Lots were done, proposes $300

Mike Ilardi: Three lots repaved, other lots cracked filled and sealed. Need money for any repairs for unforeseen issues.

**Line voted to stay at $1,000**

**PLAQUES & AWARDS** TotalProposed $1,000

No comments

**SECURITY** TotalProposed $154,650

Dan Anello, 233 White Meadow Rd.

**531.01 Security Salary:** Reduce line to $60,000.

Mike Stocknoff: We looked into get outside staffing.

Suzie Palazzo, 55 White Meadow Rd: We need the money to increase our staff. We are understaffed right now.

Mike Ilardi: We lost staff due to injuries.

John D: Do we pay for a security staff that’s not on site? Yes.

**Line voted to stay at $100,000**

Jim Smith, 8 Apache Trail: Clarify cameras.

We have analog & IP cameras. Need to replace analog cameras.

**Security total stays at $154,650**

**REAL ESTATE TAXES** Proposed $154,000

John Dixon, 52 Miami Trail.

Why is there no Country Club offset for Country Club property?

The only Country Club property is the preschool. Other areas are multi-use, that’s the agreement.

There’s no offset because Country Club directly pays the taxes on the preschool. Block & lot numbers are used by both.

It’s the agreement made between POA & Country Club.

What’s the property tax on this building? We don’t have individual figures.

Dan Anello, 233 White Meadow Rd: Should have an offset for Country Club on the taxes.

Mike Ilardi: Document says POA maintains the property which includes paying the property taxes. This didn’t come out 10 years ago.

Barry Mendelsohn, 53 Oakland Ave: Do we have someone to challenge our taxes?

Yes, our attorney does but not annually. We do plan on looking at it again

**Real Estate Taxes total stays at $154,000**

**SENIOR CITIZENS** TotalProposed $19,500

Mike Ilardi, 19 N Brookside Dr.

**535.01 Bus Trips:** Propose to increase to $15,000. Three members got injured driving to a trip. Not looking to add trips but bus prices have increased.

John Z: This increase is due to multiple trips. Keep trips at one day trips so not paying the bus drivers to stay overnight.

Ilene Horowitz, 9 Lake View Court: They vote & support our activities, so they ask for a little for themselves. We need to continue this support for our seniors.

Kyle Skolsky, 164 Valley View Dr: I’m in my 40’s and I support money for seniors.

Mary Jean Jones, 62 Oakland Ave: I’m a senior and they should get money. How do working seniors know what’s going on? Group needs to be more accessible.

Information is in the newsletter for trips.

Valarie Mendez-Lopez, 86 Valley View Dr: Can senior meetings be held via zoom?

Mark Kempner: If you want to know what’s going on, you have the newsletter or can ask Pat Degnan.

Mary Jean Jones: The newsletter doesn’t connect people. I would like to meet people and get to know them.

John Z: Is there a cap on proposals? Yes, up to 1% of the budget, not the line.

Stu Joseph, 25 Old Middletown Rd: Suggests $11,000, went up 20% in 2024.

Lauren Bianchi, 10 S Brookside Dr: Suggests $14,000

Scot Desort, 136 W Lake Shore Dr: Numbers shown here in the past are during COVID so it doesn’t reflect properly.

**Line voted to stay at $13,000**

Barry Mendelsohn, 53 Oakland Ave.

**535.02 Parties/Refreshments:** Suggests raising line to $7,000

**Line voted to stay at $6,500**

**Senior Citizens total stays at $19,500**

**UTILITIES** Total Proposed $74,700

No comments

**WOMEN’S CLUB** TotalProposed $23,110

Ilene Horowitz, 9 Lake View Court.

How much of a percentage more are they asking? 10%

Jodie Nichols, 51 Cayuga Ave.

What’s welcome new homeowners? WC has a bag of goodies and information in a bag.

John O’Connor, 42 Mohawk Ave.

Is dinner still done for new homeowners? No

**Women’s Club total stays at $23,110**

**YOUTH ACTIVITIES** TotalProposed $1,500

No comments

**PROPERTY RIGHTS-LEGAL FEES** Proposed $5

No comments

**SPECIAL FUNDS** TotalProposed $550,000

**542.01 Capital Improvement Fund**

**542.02 Sinking Fund**

**542.03 Collections Reserve**

**542.04 Country Club Reserve Fund**

Dan Anello, 233 White Meadow Rd: Capital Improvement Fund, how much is in there? $279,000. Propose line to $0

Jim Smith, 8 Apache Trail: Did we have a shortfall with dues collections and spending? No

Capital Improvement Fund, move monies to Collections Reserve line 542.03 and make Capital Improvement Fund $0. If not needed, it becomes surplus and goes back into the Capital Improvement Fund. What is the Country Club Reserve Fund? Says it’s from surplus but in budget. Country Club Reserve Fund funds items in the reserve study. Auditors suggested this and it’s legal.

By law we need to have a reserve study. Fixed items need repair, so in order to not have assessments, this fund is needed. We had a reserve study done. Need to make sure Country Club has money to pay for items on the reserve fund list.

Mike I: Also recommend Capital Improvement Fund to $0, Country Club Reserve Fund $400K, can reduce dues, Country Club Reserve Fund, add stipulations to have a community vote so board can’t just spend it alone.

Stu Joseph: Note states $500,000, should say $400,000.

Barry Mendelsohn: Is there a limit on what can go into Reserve Fund? No

Take $50,000 from Capital Improvement Fund and raise Country Club Reserve Fund to $550,000.

Mike I: Explained what is in our liability and that is doesn’t have to be in reserved study

Mark K: Asked how many years the reserve study fund goes out? Stu K at least 30-40 years

James DelGreco: Reserve Fund put in $300,000 and keep $50,000 in Capital Improvement Fund

Mike I: There are laws to have money in a reserve study to avoid assessments. We were ahead to protect us. Need to continue to add to these accounts for future repairs.

Mark K: We can’t borrow money and take loans?

Stu Joseph: Only with the vote of the community. If you lower the Country Club Reserve Fund below $400,000, it won’t lower the dues.

Mike I: We haven’t discussed the dues yet. We can still offset it.

John Dixon: Note on 33, offsets have to do with money not spent in prior year.

Mike I: That’s the $18,000 that wasn’t used.

Joanne: We usually underspend the budget. We hold some surplus for dues shortfall. If we use all the money to offset dues, then we can’t fund these funds. We’re moving money based on our rules.

Projects are preschool backyard, beach1 deck and beach 1 playground.

Discussion back and forth on Country Club Reserve Fund line and offset.

Total cash is $1.2 million. We need money to function.

**Capital Improvement Fund recap: $0 or $50K**

**Voted down to $0**

**Sinking Fund**

**Voted to stay at $0**

**Collections Reserve**

**Voted to stay at $0**

**Country Club Reserve Fund recap: $300K, $400K, $500K, $550K**

**Voted down to $400,000**

**Budget final total $2,579,320**

**Dues $1,073**

**Dues offset $174 per household**

**Final dues amount $900**

**GOOD AND WELFARE:**

Patrick Suler, 127 Valley View Dr: Thanks everyone and wants to propose a step before budget meeting in September. Propose (A) Bare minimum budget to keep dues the same & (B) showing improvement requests.

Very overwhelming.

Committees create a budget they request. The board gathers it for the community. The first annual meeting is where suggestions can be made.

Barry Mendelsohn,53 Oakland Ave: Compliments everyone that attended the meeting. Thanks the board for all their work. Raised dues by $5 but we should keep up with the rate of inflation if not more to improve the community. Shameful on how many attend board meetings.

John O’Connor, 42 Mohawk Ave.

Thanks board members and Charlie.

Mike Ilardi, 19 N Brookside Dr: Thanks Charlie for all that he’s done. He added a lot to the community including the improvement of the lake, sewer lines, and volunteer hours. He has knowledge of the construction industry and had a lot to do with the improvement of our infrastructure. We are now envied by other communities and vendors. Be thankful and for all the volunteers.

**Motion to go into recess 3:44pm**

**Motion to reconvene 6:22pm**

**REPORT BY ELECTION COMMITTEE**

**President:**

**\*Lauren Bianchi 216**

**Michael Ilardi 126**

**1st Vice President**

**\*Roger Crook 240**

**2nd Vice President**

**\*Glen Katz 258**

**Treasurer**

**\*Nelson Vargas-Fuentes 258**

**Three Year Director Seat**

**\*James DelGreco 235**

**\*Beverly Nemiroff 214**

**\*Barry Silbiger 214**

**\*Mike Stocknoff 199**

**Evan Thomas Trisler 142**

**Sean Trisler 135**

**One Year Director Seat**

**\*Michelle Cromwell 196**

**Bill Roberto 129**

**\*Indicates the candidates that won.**

**Evan Thomas Trisler will take Lauren Bianchi’s Director seat for the 2 years remaining.**

Meeting adjourned at 6:24pm

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

Next Board Meeting is Wednesday, October 16, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President