

House Ops Meeting – 12/1/2021

Attendees: Joanne Machalaba, Scot Desort, Mike Stocknoff, Roger Crook, Pat Degnan, Mike Ilardi, Charlie Bogusat, Barry Mendelsohn, Steve Koenigsberg, Dan Grant, Mike Freedman

Start 8:03 pm

End: 8:30 pm

Prepared by: Steve Koenigsberg

Discussion:

Dog House Door on roof of Club House – still pending

Stanley & Orke have not started the Camp Bathhouse Roof

Leaf Vac work has been ongoing

Drum Pool bids still coming in / Charlie and Mike met with Town to discuss and needed permits once job begins

Discussed setting up review with company that switches all community lights to LED (indoor and exterior) Charlie and Dan Grant setting up meeting

No Motions this month

Approved by: Roger Crook-OIC

House Ops Meeting – 11/3/2021

Attendees: Joanne Machalaba, Kristen Neu, Scot Desort, Mike Stocknoff, Pat Degnan, Mike Ilardi, Charlie Bogusat, Bev Nemiroff, Barry Mendelsohn, Steve Koenigsberg, Dan Grant

Start 8:31 pm

End: 8:59 pm

Prepared by: Steve Koenigsberg

Discussion:

General update on Maintenance activities for Fall

Afield Building painted by Kurt and Mike Ilardi

Alum System winterized

Leaf vacuum mounted on maintenance truck

Discussed purchasing staff jackets for Fall/Winter for Maintenance staff. Charlie will discuss with Kurt on what to purchase

All facilities being prepped for Winter

Tree work scheduled for Afield / Preschool / Club House are by dumpsters

Discussion on electrical issue at Tennis Courts. Primary need is repair of the electrical box that before work is done on lighting. Charlie getting estimates

No Motions to submit

Approved by: Roger Crook-OIC

House Ops Meeting – 10/6/2021

Attendees: Mike Ilardi, Roger Crook, Dan Grant, Mike Stocknoff, Steve Koenigsberg, Charlie Bogusat, Kristen Neu, Barry Mendelsohn

Start 7:38 pm

End: 7:55 pm

Prepared by: Steve Koenigsberg

Discussion:

Maintenance continues their end of season work:

- Swim Lanes and Swim Docks pulled in

- Cut hedges at beach 2

- General Seasonal closing work at all facilities

- General seasonal landscaping work at all facilities

Lights at Tennis Courts are out and bids being asked for to fix electrical issue

No Motions to submit

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 9/1/2021

Attendees: Mike Stocknoff, Charlie Bogusat, Kristen Neu, Roger Crook, Steve Koenigsberg, Barry Mendelsohn, Pat Degnan, Mike Ilardi, Joanne Machalaba

Start 8:40 pm

End: 8:55 pm

Prepared by: Steve Koenigsberg-Chair

Discussion:

Discussed ongoing work by our maintenance staff.

Discussed all the work done to get preschool ready for new year

Discussed Drum Pool estimates – agreed to uniform design to send back to contractors to revise their bids

Motion to hire Tree Service to cut trees at Preschool and Afield. Chose same contract for both. Will send motion to athletics to approve before sending into the office.

Approved by: Roger Crook-OIC

House Ops Meeting – 8/4/21

Attendees: Mike Stocknoff, Charlie Bogusat, Kristen Neu, Roger Crook, Steve Koenigsberg, Lilli Sweet, Josh Kroll, Barry Mendelsohn

Start 7:27 pm

End: 8:55 pm

Prepared by: Steve Koenigsberg

Discussion:

Drum Pool

We have 3 bids in and working on getting at least 2 additional. This project is planned for Fall 2021 and will be proposed from the Equalization fund.

Budget

Line by Line discussion of budget – proposed numbers submitted Joanne

No Motions to submit this month

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 7/7/21

Attendees: Mike Stocknoff, Roger Crook, Scot Desort, Charlie Bogusat, Steve Koenigsberg, Mike Freedman, Mike Ilardi, Kristen Neu, Dan Grant, Joann Machalaba, Josh Kroll, Barry Mendelsohn, Kathryn Cerciello, Jodie Nichols

Start 8:37 pm

End: 9:37 pm

Prepared by: Steve Koenigsberg

Discussion:

Staff projects completed:

- Alum system maintenance & deliveries
- Dam Toe drain info to DEP
- Cutting A Field & grooming infields
- Mulching all facilities
- Camp & Beach Health Dept Inspections & Preps
- Delivery of Drum Shed
- Building Drum Shed shelves
- Installation of GaGa pit
- Power wash Camp Building
- Repair A Field Bridge
- Repair Gazebo ramps
- Raking Beach sand
- Sign Painting
- Committee requests

Presentation by Kathryn and Jodie on creation of WML Beautification Committee

Goal of committee will be to jointly decide on projects with the applicable committees and get volunteers and community donations to complete projects. As well as coordinating with appropriate committees to secure any needed funds that are appropriate from the budget based on regular board policies and procedures.

It was decided the committee would best fit as a subcommittee to House Ops so that we can coordinate with maintenance on any projects they may already have scheduled so as not to overlap.

Discussion on repairs of walk-in cooler – waiting on additional estimates

Began discussion for 2022 Budget.

No motions to submit this month.

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 6/2/21

Attendees: Mike Stocknoff, Roger Crook, Scott Desort, Charlie Bogusat, Steve Koenigsberg, Mike Freedman, Mike Ilardi, Kristen Neu, Dan Grant

Start: 7:31 pm

End: 8:22 pm

Prepared by: Steve Koenigsberg

Discussion:

- Property looks amazing – Kurt and team continue to work on all properties
- Kurt did concrete repair at drum pool – allowed us to pass inspection to open for weekend
- Beach sand spread at all beaches
- Swim line moved at beach 1
- Discussed getting bids for lake raking – will get bids for all all three beaches to be added to 2022 budget if passed – motion will come from Beach Committee
- One of the A/C units is out at the club house – Charlie has received bids and emergency contract will be signed with Collella – he is the only one that can get a unit within next few weeks. Motion to be presented by Mike Ilardi
- Looking into costs for temporary A/C units to offset strain on remaining system
- Charlie still working on bids for full Drum Pool concrete deck replacement project. Goal is to have bids and voting by August so that project can begin as soon as season ends – motion will come from Planning Committee

Submitted by: Steve Koenigsberg-Chair

Approved by: Michael Ilardi-OIC

House Ops Meeting – 5/5/21

Attendees: Mike Stocknoff, Roger Crook, Scot Desort, Charlie Bogusat, Steve Koenigsberg, Mike Freedman, Stu Kipilman, Mike Ilardi, Kristen Neu, Pat Degnan, Lil Sweet, Joanne Machalaba

Start: 7:58 pm

End: 8:26 pm

Prepared by: Steve Koenigsberg

Discussion:

Maintenance Activities:

- Addling geese eggs at Tilcon, Copeland and around lake
- Setting up Alum System
- Fertilizing & cutting lawn
- Mulching
- Cutting down Drum trees along fence line
- Filling in Parking lot pot holes
- Setting up docks & floats
- Connecting seasonal water at Beaches & Pools
- Plumbing repairs at A Field
- Deck Lighting
- Temporary dock assignment solutions
- Painting event signs
- Vehicle maintenance
- Seasonal fleet (Patrol & Work Boat) preps
- Gold Bar plumbing repairs
- Monday morning wine stain removal from Gold Lounge carpet
- Replacing Pre School ceiling tiles
- Keeping the Club House clean
- All the Committee requests
- Working with Adams fire suppression

Upcoming projects

- Another round of geese egg addling
- Prepping site for Drum Pool Shed
- Prepping Pool areas
- Installation of new dock sections when they are delivered

Beach 1 Parking Lot Discussion – committee approved purchasing 1 parking spot barrier to test in lot and if maintenance feels they can install and will serve desired function, committee will purchase more to complete lot and advise board.

FYI – Purchased 1 Yellow Rubber Parking Block for \$81.33 delivered. Purchased from Traffic Safety Store – Monies from line 529.01 and did not overspend the line

Drum Pool Deck Issues:

The drum pool deck is going to need a full replacement – the decking is cracking and will need large repairs before season begins – but this is a quick fix. The retaining wall is coming apart and needs to be removed and rebuilt and the decking is crumbling and the drain lines at the perimeter need to be dug out and redone.

Charlie is getting estimates for the emergency repairs for this season as well as the cost to completely tear out and replace the pool decking and retaining wall. This will be a large project and we expect it to be costly.

Approved by: Roger Crook-OIC

House Ops Meeting – 4/7/21

Attendees: Mike Stocknoff, Roger Crook, Scot Desort, Charlie Bogusat, Steve Koenigsberg, Mike Freedman, Dan Grant, Barry Mendelsohn, Stu Kipilman, Mike Ilardi, Kristen Neu, Pat Degnan

Start: 7:28 pm

End: 7:45 pm

Prepared by: Steve Koenigsberg

Discussion:

Staff Activities:

- Kurt built new tables for A Field Playground
- Also built tables for Camp
- Dropped off & picked up Patrol Boat after repairs
- New tires & alignment on Chevy pickup
- Chevy pickup passed inspection
- New Kayak racks placed at locations
- Boat docks secured at Club House, Beach 2 &3
- Kurt repaired leaks under Gold Bar Sinks
- Kurt replaced valve on water service to ice maker
- Mike Ilardi painted grid for Pre School ceiling and removed ceiling fans
- Staff replacing ceiling tiles on Pre School ceiling
- Wind screens mounted at tennis courts
- Staff preparation made for Geese Addling

Tennis Court sign vandalized

Issues with Ice Maker

Issues with Gold Bar panic buttons

Waiting for trailer to be available for pickup at dealer – they are backed up on orders

Following up on service for walk-in fridge

Water being turned on at locations by town

Approved by: Roger Crook-OIC

House Ops Meeting – 3/3/21

Attendees: Mike Stocknoff, Roger Crook, Scot Desort, Lilli Sweet, Charlie Bogusat, Steve Koenigsberg, Mike Freedman, Dan Grant, Barry Mendelsohn, Stu Kipilman, Mike Ilardi, Dave Neu, Kristen Neu, Pat Degnan

Start: 7:25 pm

End: 7:55 pm

Prepared by: Steve Koenigsberg

Discussion:

Discussed progress on adding gas lines for fire pits on deck of Club House. Charlie is getting estimates and recommendations on how the line would be run from meter so as not to interfere with existing usage by furnaces / fireplace / water heater. Project will be jointly financed by House Ops and Country Club.

FYI – Purchasing new tires for maintenance truck. Goodyear Trail Runners AT from D&M at a cost of \$1050.00 plus tax. Money to come from line 525.01. This will not overspend the line.

Motion: To purchase a landscape trailer for maintenance from Roxbury Trailer Sales for a cost not to exceed \$6,000.00. Monies to come from line 525.06 and will not overspend the line.

Charlie will be following up with Jimmy Concrete on the Afield bridge to make sure he is ready to go as soon as snow is gone.

Huge thank you to Kurt for braving the ice to remove what was left of a deer on the lake. If you have not seen the many pictures on FB of both a Bald Eagle and a Coyote, it is worth a look.

Submitted by: Steve Koenigsberg

Approved by: Roger Crook-OIC

House Ops Meeting – 2/3/21

Attendees: Mike Ilardi, Mike Stocknoff, Charlie Bogusat, Roger Crook, Bob Fehon, Lilli Sweet, Scot Desort, Kristen Neu, Barry Mendelsohn, Danial Grant, Pat Degnan, Mike Freedman, Steve Koenigsberg

Start: 7:40 pm

End: 8:26 pm

Prepared by: Steve Koenigsberg

Discussion:

We are still looking for an enclosed landscaping trailer – Charlie presented one to committee that was approved, but after meeting Charlie realized the size was wrong for our purposes – so he will get additional quotes and present at next meeting.

No current updates on bridge project at Afield – we expect work to begin once snow has melted.

FYI to the board:

Service contract renewed with Colella for Club House Boilers – cost \$360.50

Staff Updates

Grey pickup, 1998 Chevy passed inspection

Painted Teen Room

Detailed Security Vehicle Interior

Scraped wall in Women's club basement store room

Cleaned up Maintenance yard

Replaced faucet office bathroom sink

Built Kayak racks – these will be moveable and placed where needed

Replaced missing floor boards in attic

Cleared snow at common properties

Still waiting for NJ Mechanical to install filter and service ice machine

Dump truck failed inspection:

Missing license plate & rear directional light problem – issues being addressed.

Will need tires for 2001 Chevy Pickup after winter plowing to get through MV inspection.

This will be addressed at end of plowing season. Then will follow up with wheel alignment.

Update on current Tennis Court Project by Bob Fehon: Members of Tennis Sub-Committee are finalizing .ppt presentation to present to the community on Feb. 25th. Project will be to replace current 6 court with 5 tennis courts and two pickle ball courts using Post Tension Concrete – motion to be presented to community. Members of Tennis Subcommittee will be attending other committee meetings to present and answer questions.

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC

House Ops Meeting – 1/6/21

Attendees: Roger Crook, Pat Degnan, Mike Stocknoff, Steve Koenigsberg, Stu Kipilman, Scot Desort, Joanne Machalaba, Charlie Bogusat, Barry Mendelsohn, Kristen Neu, Barry Silbiger, Stephanie Silbiger, Mike Freedman, Lilli Sweet

Start: 8:00pm

End: 8:36 pm

Staff update:

Purchased 2nd hand Flammable liquids storage cabinet posted on Craig's list for \$250

Purchased hand sanitizer dispenser for \$89

Finished leaf cleanup & removed vacuum from Dump truck

Assembled 2 Memorial Benches for Club House lawn

Assisted Twp. in turning off water supply to Beaches & Pools

Assisted Lake Comm volunteers in diagnosing problems with Beach 3 water circulator

Amazing trees cut down trees at Beach 2 & A Field
Follow up work to be coordinated with Athletics

Site plan of Beach 1 Parking lot forwarded to multiple engineering firms requesting a bid to develop a solution to traffic flow

Circulator pump was installed for Club House heat loop

Additional Bridge bid came in late

Gravel picked up for Drum Pool shed base

Clean up after Beach 1 vandalism

Seeing significant fuel savings after insulating:
Ceiling of Maintenance Shop
Above Ceiling in Pre School

New furnace in A Field Building

New windows & insulation in Club House

Snow Plowing

Completed Projects:

Baptist Electric Beach 1 Pole lighting repairs

Upcoming Projects:

A Field Bridge Project – Jimmy Concrete has submitted needed paperwork to allow POA to finalize contract so he can begin work.

Painting of Teen Room to be completed by maintenance once paint colors selected by Women's Club.

Women's Club storage closet needs to be repaired – this is on the maintenance to do list just waiting on staff to have the time to accomplish.

Dixon Oil to service all furnaces.

FYI's:

Sanitation standing units for clubhouse. Total cost: \$362.95 to come from line: 517.07

Purchased:

4 Sanitizer station

3 Gallons of Sanitizer

Batteries needed for the Sanitizer Stations

Air Compressor for maintenance – Total cost \$445.00
(To come from 2020 Funds line 525.06)

Repair of pipe elbow that began to leak after Circulator Pump was repaired. Repair done by Colella. Total cost: \$2,288.71

From Line 517.04 Utility Maintenance

This was an emergency repair and could not wait for a motion.

Submitted by: Steve Koenigsberg-Chair

Approved by: Roger Crook-OIC