**BOARD MEETING – May 15, 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**: None

**LEFT EARLY**: None

**ABSENT:** None

Michael Ilardi, President, called the meeting to order on Wednesday, May 15, 2024 at 8:00pm

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

Glen Katz: A moment of silence for Mike Ilardi whose mother passed away

Steve Koenigsberg, Roll Call

Mike Ilardi presents a gift to Pat Degnan.

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

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

Discussion:

Tilcon donation: Discussed balance would go to Lake Management efforts.

**Motion Carried**

# CORRESPONDENCE

Rockaway Township received our site plan for the tennis court area. Their planning meeting is May 20th at 7:30pm. Documents are available when they are open.

Read letter addressed to Dan Grant-thanking for donation for the food closet. Beverly was involved in this as well.

Read a review for a wedding held here-positive review & recommends us.

**GOOD & WELFARE**

**John Zito, 47 Lake Shore Dr:** Condolences to Mike Ilardi. Tennis court construction: attorney confirmed we have recourse with Halecon. Did counsel have conversation with board? No, only certain board members. Now is not the time to proceed with recourse and it’s best to wait for the process to end.

Had a conversation with Robert Hale to have a meet & discuss. When will this meeting take place? Community needs transparency of the project. We want holes drilled ahead of time in the multi-use area.

Filed an OPRAH with Rockaway Township for records for permits from 2016-present.

WML Preschool: In December of 2023-The Township fined us a $1,000 in violation to occupy without inspection. After discussion, it cost the community $250.

Now the tennis courts-Township is fed up with WML not attaining the proper permits.

Reads comments made by Mike & Charlie.

Attorney: I work with other communities & they laughed when they heard we needed a site plan.

We are in this position because Rockaway Township requires this. It’s not unusual to think we didn’t need all this. The Township is being picky with us.

**Sean Trisler, 91 Erie Ave:** A motion is being presented tonight which was a long process. We were told that we shouldn’t change the Constitution. Someone from the board bought up a Constitutional change to update the % of member signatures required in order to petition. There’s been a lot of changes to what we’ve been working on. It blew my mind to hear a suggestion to change the Constitution come up.

**Pat Degnan, 88 Valley View Drive:** Thanks everyone for their prayers & good wishes.

# PRESIDENT’S REPORT: Michael Ilardi, President

Next Tuesday is the blood drive.

Nominating Committee: Added Scott Rothbart, Laura Eory, & Dani Maute.

Beach 2 & 3: Gates locked for early fishman but we will consider changing that.

Tilcon: June 1st or 2nd will conduct a tour of their complex, environmentalist will be there.

Paula, new admin at Township, has been pro-active. Signs keep getting blown over and sinking in the intersection. She’s also neighbor friendly. She’s looking into how the fees apply to our community.

Thanks Rob for working with Township & Engineers & getting us on the planning board meeting agenda.

They give us an answer that night. Board will be notified.

Waste Management had their property vandalized which is why there hasn’t been pick up this week.

Paving project is close to being finished. Fixing some more potholes up here. Sink hole is fixed.

Beach 2 boat trailers: Summer storage-added 3 more spots when we re-painted the lines.

Beach 3 sink hole was a tree stump-all fixed.

Hand approval for additional Nominating Committee members (consensus approved).

June 9th-WML firehouse is hosting an open house.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

Through April, POA spent 31% of the budget ($672K). Note Real Estate taxes are double this time last year due to timing of payment.

Refuse collection expenses are up due to a rate increase. Competitive bids were secured and a decision will be made regarding company to use going forward.

78% of dues paid.

Nothing notable in the Cash Summary. A question was asked about the amount in the POA Chase account ($332K) being over the FDIC limit. As this is our operating account it varies depending on dues income and expenses paid in the prior month. This level is considered acceptable to the external Accounting and Audit firm (present in the audience) and those primarily responsible for financial oversight.

Country Club net income ($349K) down $40K from last year.  Camp income is down $69K. Committee asked to manage expenses to mitigate revenue loss. Active advertising of Camp ongoing with pending registrations that will help.  Bar & Rental up $38K vs last year, primarily from Rentals.

House Activities doing great with 3 successful events, netting $14K.

# LEGAL COUNSEL’S REPORT

Discussion:

# None

# COMMITTEE REPORTS

**HAC**-Kristen-thanked those supporting Ladies Comedy Night-set up, managed event, included new things-samples of new wines (thanked Patrizia for her help).

Sunday, May 26th-Summer Kick-Off- free food, family event.

**FYI BEACH**-renting 2 new AED’s, 3-month lease is $1K; would overspend if purchasing them.

Swim lesson sign ups-had 140

Adult Exercise Class-registration opened today

**OLD BUSINESS**

**NEW BUSINESS**

**AUDITORS REPORT:** Mike Smith from Nisivoccia is here.

We audited the financial statements of WMLCC and POA as of and for the year ended 12/31/23. Very brief overview of the financial statements:

Country Club:

Assets – $1.7M

Liabilities - $1.0M

Retained earnings - $700k

Revenue – $1.3M

Expenses - $1.1M

Net income - $200k

POA:

Assets – $4.8M

Liabilities - $300K

Members equity - $4.5M

Revenue – $2.2M

Expenses - $2.0M

Net income - $200k

We issued unmodified/clean opinions for both entities.

Overall, the books were in very good shape. I was on staff on this account several years ago when we first took over, and the accounting has come a long way. The transactions between entities were messy and the fixed assets were hard to track.

Over the last few years, Ryan, Joanne and Michael have proactively reached out to us during the year to ask how to treat certain transactions so there are no surprises at year end. We encourage this as it makes our audit much smoother.

* 1. I have a few other items that we are required to mention: We are independent with respect to both entities
  2. There were no issues or disagreements with management throughout the course of our audits.
  3. There were a few minor journal entries posted which have been sent to Ryan and will be posted to the books once the audit is approved. Once these are approved, I’ll finalize the report and we will finish preparing the tax returns for both entities.

**MOTION #2:** Motion to accept the 2023 auditor’s report and financial statements for the POA and Country Club from Nisivoccia, LLP.

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

**Discussion:**

None

**Motion Carried**

Application of household membership (4) Pre-approved

Discussion on allowing guests to participate in classes (yoga, zumba, etc).

Should go thru the committee not directly to the board.

Board seems to agree.

CC/We would get the difference of the upcharge.

20% upcharge on guests,

Show of hands to approve if approved at the Athletics Committee meeting.

**MOTION #3:** Motion to have the pools closed with some repairs by Jimmy Concrete at a cost of $5,393.00. Money to come from POA lines 503.08 ($790), 503.22 ($1,318) and 503.20 ($1,320) and Country Club lines 6201 ($540), 6202 ($960), 6203 ($465).

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

**Discussion:**

Why do we keep using him if we have issues with him? He runs a business without collecting money.

**Motion Carried**

**MOTION #4:** Motion to hire Jimmy Concrete to open & treat the Drum Pool and repair a pump at the Circus Pool at a cost of $4,906. $3,427 to come from line 503.22, $1,200 from line 503.20, $123.75 from line 503.08 and $155.25 from Camp/Country Club.

**Motion By: Steve Koenigsberg, Director 2nd by: Michelle Cromwell, Director**

**Discussion:**

Makes no sense to use someone we have issues with.

His work is impeccable. He had to fix the drum pool after Guscos work. He was behind in his paperwork but his work is reliable. Pools, bridge, pumps, etc but I can’t speak for the preschool.

Material was on back order.

He already opened the pool for us. He does a lot for us that he doesn’t charge for.

**Motion Carried**

**MOTION #5:** Motion to purchase additional pool furniture for the Drum Pool:10 chairs/8 umbrellas/5 bases/15 umbrella table trays. Cost not to exceed $2,500. Monies to come from line 503.09 and will not overspend the line.

**Motion By: Michelle Cromwell, Director 2nd by: Steve Koenigsberg, Director**

**Discussion:**

Was a vote done for this at the committee level? Yes

Did we get 3 bids? No, ordering from Walmart again & the furniture matches what we have.

Based on the rates on the website. Prices online.

This line should have over $2K left after this purchase.

**Motion Carried**

**MOTION #6:** Motion to accept the revision of Section A.10 in the Admin Guidelines to read: A.10 Family membership within the spirit of section 9 of the Constitution refers to permanent residents of White Meadow Lake. Permanent residents are defined as any individuals who have established their primary residence in that particular home. This entitlement excludes long or short-term renters or temporary occupants who do not hold permanent residency on the premises.

Note: Household Application #6 to be aligned to new A.10 “permanent resident”.

**Motion By: Lauren Bianchi, Director 2nd by: Mark Kempner, Past President**

**Discussion:**

Cap on people? No

Can we go by RT ordinance to enforce a cap? Would like to see some language added.

Attorney didn’t see this and this makes it unlimited.

Time period-6 months on application.

Clarified what the motion really means. Anyone that lives in the house would be entitled to a badge. There would be no need for the application if the motion is passed as written.  **Motion Defeated**

**BAR & RENTAL FYI:** Payment of $1,046.50 to Ascap for music license fees. Money to come from Country Club line 5020-license & permits

**OFFICE FYI:** Renewal of our annual contract with Imperial Copy Products, Inc for maintenance of our copy machine at a cost of $1,278.43. Money to come from line 513.09.

**WOMEN’S CLUB FYI:** FYI: Hired Criterion Laboratories, Inc to conduct the lead inspection of the preschool at a cost of $970.00. Money to come from Preschool/Country Club.

**MOTION #7:**Motion to purchase fathead minnows and adult bluegill sunfish from Zetts Fish Farm in the amount of $9,899.86. Money to come from line 522.17.

**Motion By: Michael Lynch, Director 2nd by: Daryl Macellaro, Director**

**Discussion:**

None

**Motion Carried**

**MOTION #8:** Motion to purchase a new basketball system from TopHoops/Achillion Sports not to exceed $2,700. Money to come from line 501.02 equipment/supplies. This will not overspend the line.

**Motion By: Glen Katz- 2nd Vice President 2nd by: Michael Stocknoff, Director**

**Discussion:**

Where is this going? A-Field

This is just material, who’s doing install? Halecon **Motion Carried**

**GOOD AND WELFARE:**

**Sean Trisler, 91 Erie Ave:** We’re trying to include the board with our decisions. We motioned $400K with no permits. You push back with this topic and can’t make meaningful policy changes.

**John Zito, 47 Lake Shore Dr:** Tennis community wants holes made ahead of time in the multi-use area.

**Daryl Macellaro/Glen Katz**- If you attended Athletics meetings, you would know what’s going on. I spoke with the contractor and he said it’s no problem to drill the holes at a later time.

The motion passed because we created a multi-use area. This area will be used and the community didn’t agree to add more tennis courts.

**Mike Ilardi**: I would like to be addressed respectfully.

**Jerry Leibowitz, 65 Lake Shore Dr:** Wants to speak about memberships; bought up Joe Gordan’s rules. I appreciate that you are considering the change very carefully.

**Mike Ilardi**: June 2nd from 11A-3P, there will be a shuttle from the Rockaway Mall to Tilcon. There’s a QR code on the Rockaway Township website.

**ADJOURN AT 9:26 pm**

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

Next Board Meeting is Wednesday, June 19, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President