**BOARD MEETING – October 16, 2024**

**PRESENT:**

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| LAUREN BIANCHIMICHELLE CROMWELLROGER CROOKPAT DEGNANJAMES DEL GRECO | SCOT DESORTMICHAEL ILARDI GLEN KATZ STEVEN KOENIGSBERGMICHAEL LYNCH | DARYL MACELLAROBEVERLY NEMIROFFKRISTEN NEUBARRY SILBIGER  | MICHAEL STOCKNOFF EVAN TRISLERNELSON VARGAS |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**:

**LEFT EARLY**:

**ABSENT:**

Lauren Bianchi, President, called the meeting to order on Wednesday, October 16, 2024 at 8:00pm

Greetings & Salute to the flag & Pledge of Allegiance- Led by Lauren Bianchi

Evan Trisler, Roll Call

**MOTION #1**: Motion to approve the minutes from the September 18, 2024 Board meeting.

**Motion by: Lauren Bianchi, President 2nd by: Mike Stocknoff, Director**

Discussion:

None

**Motion Carried**

# CORRESPONDENCE

 None

**GOOD & WELFARE**

**Jim Smith,** 8 Apache Trail:Annual meeting-discussed Country Club offsets on some lines. Problem with offsets; we are telling the Country Club what to do. If there’s no lifeguards, then there’s no camp.

Rent: If $0 out, how does CC find another tenant?

Real estate taxes: If $0 out, we would be out of business.

Capital Reserve: We had a company do a reserve study. What if we set it at $0; it’s a law to fund it.

To resolve the issue, we pay the rent. Country Club should pay taxes and insurance should be paid by Country Club. POA pays through rent.

There are items in the POA budget because Country Club does not have a reliable source of income. Now they are collecting rent.

Capital Reserve Fund: switched auditing companies. Now POA also owns things. The assets under reserve should be owned by Country Club.

**John D**: Congratulates new board members and all the other board members.

Camp: Treasurer made remarks about camp losing money. Time for camp and the business to make decisions. We shouldn’t expect the same or different outcome with the same model.

Some camps run half not whole day. We have 2 buses idle all day.

We need to move with the times.

**Pat Degnan**, 88 Valley View Dr: Camp: annoyed with how much camp has been put down. Camp was originally transferred via the Tripartite Agreement to POA with its own budget.  One year there was a ballot question to redo the Circus Pool.  Residents complained and voted the ballot question down and asked why all residents were paying to repair a pool that is used for Camp because Camp had its own budget and had saved their profits over the years. Camp is a service to our community.

**Barry Silbiger**, 12 Lake Shore Dr: Thanked everyone that came out today and on Sunday for our annual meeting and starting the meeting basically on time.

# PRESIDENT’S REPORT: Lauren Bianchi, President

# Thanks community and congratulates board members. Hope we work as one group.

We are chosen by our community to represent them as the board.

Hoping more residents volunteer to help.

Roger & Glen will run meetings when I cannot attend.

Let’s make positive things happen.

# TREASURER’S REPORT: Nelson Vargas, Treasurer

Through September we spent 74% of the budget; $1.6M.

A few committees overspent their lines.

Country Club is at a net of $164,000

Bar & Rental is at a net of close to $174,000

House Activities is at net close to $10,000

Camp is close to a $46,000 loss

Request for swim lesson revenue and beach party fees-Ryan & Andrea are working on it.

Request for the rental report for 2025.

# LEGAL COUNSEL’S REPORT

Discussion:

# Congratulates new board members

# COMMITTEE REPORTS

Mike Ilardi: Boy Scout Troop #160 wants to do a toy & food drive and work with the banquet manager to keep it away from rentals.

Civic Affairs is doing a food drive in November. Board consensus to allow only a toy drive. Agreed.

Bar & Rental hosted a car show which was a huge success; over 95 cars registered by that day.

Cadillac Club is looking to rent the facility. We plan to run another car show in the future.

Blood Drive is on 11/19; the last one for this year.

Glen Katz: Athletics: courts are great and getting tons of play. We need people to respect each other to take turns. We will come up with a process to make things run smoother.

Kristen Neu-House Activities: Dueling Pianos-thanked those that helped with set up and those that attended. This event is well received.

Comedy night is 11/2, tickets are still available.

Pat Degan: Questions corporate transparency act: board members to submit information. If we don’t comply, we can be fined.

Our attorney is aware of the situation and is actively tracking the progress of the legislation.

**OLD BUSINESS**

**NEW BUSINESS**

**MOTION #2:** Motion to contract with Nisivoccia LLP, to provide Country Club financial auditing services and tax preparation for the 2024 fiscal year as described in their engagement letter, for an amount up to $20,200. This includes the price quote of $19,200 and a contingency amount of $1,000 for potential additional work and fees. Monies to come from Country Club in 2025.

**Motion by: Nelson Vargas, Treasurer 2nd by: Pat Degnan, Director**

**Discussion:**

None  **Motion Carried**

**MOTION #3:** Motion to contract with Nisivoccia LLP, to provide POA financial auditing and tax preparation services for the 2024 fiscal year as described in their engagement letter, for an amount up to $30,000. This includes the price quote of $25,000 and a contingency amount of $5,000 for potential additional work and fees. Monies to come from the 2025 budget line 513.03.

**Motion by: Nelson Vargas, Treasurer 2nd by: Pat Degnan, Director**

**Discussion:**

None

 **Motion Carried**

**MOTION #4:** Motion to set the 2025 POA dues at $900 per home & $225 per lot, applying $18,000 from weed harvesting that didn’t occur and $400,000 surplus to offset dues.

**Motion by: Lauren Bianchi, President 2nd by: Michael Ilardi, Past President**

**Discussion:**

Is it possible to get it back to what it currently is; $895?

Budget came up to $900. Not a big increase especially with inflation and we are already offsetting the dues.

 **Motion Carried**

**MOTION #5:** Motion to move $3,228.16 from the Festival Day line 509.01 to Country Club to cover this year’s expenses.

**Motion by: Michael Ilardi, Past President 2nd by: Scot Desort, Director**

**Discussion:**

We try to offset costs but costs went up and our fireworks costs keep going up.

We have a lot of offsets.

Rides ticket sales: We did well but only hit a certain threshold. We advertise outside to bring in more revenue from the rides.

Festival Days are July 17th - 20th next year.

We need a lot of volunteers to run Festival Days. We are required to have rides for the 4 days.

Motion amount does not match the published budget line.

Motion amount is the difference we were short to break even. We got this amount after allocations. A dumpster was charged to POA instead of Country Club.

Can we table the motion to get a check on the numbers? Yes.

 **Motion Tabled**

**MAINTENANCE FYI:** Purchased mulch for the A-Field playground from Dan Como & Sons, Inc at a cost of $1,025.73. Money to come from line 525.02.

**HOUSE OPS FYI:** Hired Markovski Landscaping to grind stumps at the Clubhouse, A-Field and Drum Pool at a cost up to $1,100. Money to come from line 517.06.

**MOTION #6:** Motion to contract Princeton Hydro to perform a formal (6-year) dam inspection for $5,200. Money to come from line 521.13. This will overspend the line.

**Motion by: Barry Silbiger, Director 2nd by: Daryl Macellaro, Director**

**Discussion:**

We were not aware that a formal inspection was due this year.

Minor inspections are required every 2 years and a formal one every 6 years.

 **Motion Carried**

**MOTION #7:** Motion to contract Lake Management Sciences to perform spring HAB (Inv. 3404) and fall invasive plant (Inv. 3665) treatments for a total of $7,042.58. Money to come from line 521.01.

**Motion by: Barry Silbiger, Director 2nd by: Daryl Macellaro, Director**

**Discussion:**

Was the treatment already done? Yes, explanation of HAB treatment. It already occurred. We had some HAB treatment that needed to be done.

 **Motion Carried**

**WOMEN’S CLUB/PRESCHOOL FYI:** Hiring Santa Thomi & Mrs. Claus for the preschool storytime with santa event at a cost of $1,000. Money to come from Country Club/Preschool ticket sales.

**GOOD AND WELFARE:**

**James Del Greco,** 81 Omaha Ave: Thanks Steve for everything he did for camp.

**ADJOURN AT 8:45 pm**

**Motion by: Lauren Bianchi, President 2nd by: Michael Ilardi, Past President**

Next Board Meeting is November 20, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Lauren Bianchi, President