**BOARD MEETING – June 19, 2024**

**PRESENT:**

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| 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**: Barry Silbiger 8:27pm

**LEFT EARLY**: None

**ABSENT:** Scot Desort

Michael Ilardi, President, called the meeting to order on Wednesday, June 19, 2024 at 8:05pm

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 May 15, 2024 Board meeting.

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

Discussion:

None

**Motion Carried**

# CORRESPONDENCE

Suzie read a card from Michael Ilardi where he thanked the board & staff for their sympathy & kind gift.

**GOOD & WELFARE**

**John D.**:Can we have a podium to speak behind? Thanked Glen for updates to the community regarding the tennis courts.

**John Zito**: As stated at the last meeting. OPRA found WML in violation of opening the preschool. WML requested an abatement and was charged $250. Check was #4003, which is low; not a WML check. Was paid by Jimmy Concrete.

Why did he pay it? Was he reimbursed? Why was it paid without going through the Accountant & Treasurer?

Find lack of transparency with the preschool as well.

Is the Board ok with the way this was handled?

**Mark Kempner**, 4 N. Lake Shore Dr: We work hard to be transparent outside of closed caucus (discussing name & salaries).

Things with Jimmy have been difficult. Errors were made with the tennis courts.

Would like to request that motions include the committee minutes showing the votes & discussions for that motion.

No minutes/no motion.

**Joanne Machalaba**: In response to John Z., the only way I knew about the fine was because of the abatement request. I knew the preschool kids were in the clubhouse for a while. I didn’t know our contractor paid the fine.

No visibility to those in charge of finances.

**Mike Ilardi,** 19 N Brookside Dr**:** He was responsible because he thought he had the proper CO. It was on him. It wasn’t padded on our bill; it was his responsibility.

Joanne: We should have paid it & got credited on his billing.

We were notified by the Township. They fined us. It was discussed here. 9/29 is when we were fined. We didn’t discuss payment because we told Jimmy it was his responsibility, so he took care of it.

Joanne: In the future, can the Treasurer & Accountant be notified.

Wasn’t our bill to notify the board of payment.

Joanne: Legally, contractor can pay the fine but it was done incorrectly in my opinion.

Rob: The procedure for the fine can be done differently but nothing was legally wrong with the way it was handled.

**Pat Degnan,** 88 Valley View Dr: Mike said there was a $1,000 County fine and $250 Township fine.

**Mike Ilardi,** 19 N Brookside Dr: addressed the $1,000 fine.

**Dan Grant,** 97 Oakland Ave:Did contractor show anything regarding the payment?

**Joanne Machalaba**: Went to Tilcon day & was impressed about the air and water testing. They do have surprise inspection visits from DEP, EPA, etc.

Offered to come here for an educational session

# PRESIDENT’S REPORT: Michael Ilardi, President

Charlie & I went to the home expo. Received a lot of contact information and already met with vendors.

Tennis lights in, posts in, some gravel base.

Thanked Steve for the work he has done with the pools & camp getting them ready for the openings.

Tilcon banner is up at camp. Take a picture with kids so we can send it to Tilcon to thank them.

Car show, $10 registration fee to raise money for preschool. Food trucks & music.

Can we do this? Doesn’t it need to go through a committee? Not decided by 2 people.

Thought it was going through Bar & Rental since Patrizia was involved. Bar & Rental approves.

Was going to bring it up to Women’s Club but they didn’t have a June meeting so I spoke with Angela.

# TREASURER’S REPORT: Joanne Machalaba, Treasurer

Through May, POA spent $784K, 36% of the budget. Nothing notable for POA or Cash Summary.  90% of dues collected.

Country Club Net Income $394K, mostly from Camp that will have expenses to reduce this. Bar & Rental net $90K vs $64K last year. Mostly from rentals.

Bar receipts flat from last year. Rentals up $20K and Tiffany bar double, $36 vs $18K.  House Activities $10K, double last year.

2025 Budget Planning underway. Committee input due no later than August 13. Board review at August meeting. Hold dates for the 1st and 2nd Annual meetings.

A Community Financial Information session will be held on August 25th at 11 am.

# LEGAL COUNSEL’S REPORT

Discussion:

# None

# COMMITTEE REPORTS

**ATHLETICS**: Guests to classes. Did email vote. Guests of members can attend the class; not opened to the public. Guests will have to pay more. Suzie will discuss with Glen the rate structure.

Joanne: Payment schedule from Halecon? Not yet

Change order process? Who’s notified? Mike I. will be notified 1st, then me, (Glen) then Jen. Notify Ryan & I for any changes.

Dan Grant: Ask for pay requisitions.

Any update on the tennis courts since last month? Yes, emails are going out as well as FB posts

**BEACH**: Circus Pool: warm with trees being cut last year; hoping to not use a lot of propane.

Circus Pool opening Saturday.

**CAMP:** Revenue $360K, 178 campers; below budget number on revenue. Discounts threw numbers off. Not spending in other areas.

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**CIVIC AFFAIRS**: Oct 21st “Meet the Candidate’s night” will be held for government officials.

**OLD BUSINESS**

**NEW BUSINESS**

**MOTION #2:** Motion to hire Roto Rooter for two excavation spot repairs to the preschool sewer line at a cost up to $10,000. Money to come from Country Club.

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

**Discussion:**

Did we get 3 bids? No, they were here already & scoped the work already. We would have to pay more to get that done. Need it fixed before summer fun begins.

Is work needed after excavation? One on grass, one on cement where it’s already cracked. We can patch it after the work is completed.

What’s the problem: 2 spots in sewer line are damaged.

We used them for 2 snakes & a camera check. Approx $1K per snake.

Had to snake it before even getting a camera in there.

Time constraint to get it fixed. Summer Fun starts on Monday.

Just got the information.

**Motion Carried**

Application of household membership (4) Three Pre-approved **One was declined.**

**MOTION #3:** Motion to hire Antonio Comacho for $3,500 to provide three comedians for comedy night on November 2, 2024. Money to come from Country Club/ticket sales.

**Motion By: Kristen Neu, Director 2nd by: Pat Degnan, Director**

**Discussion:**

None

**Motion Carried**

Requesting approval to sell tickets at the same time, waive requirement in order to sell tickets to members & guests at the same time. **Consensus approved.**

**MOTION #4:** Motion to revise the Administrative Guidelines Section A, paragraph 10 to read:

10. Family membership within the spirit of section 9 of the Constitution includes individuals under a New Jersey Civil Union or New Jersey Domestic Partnership or other government (NJ or other jurisdiction) sanctioned union.  Additionally, family membership within the spirit of section 9 of the Constitution shall be deemed to entitle homeowners to elect to have their applications reviewed pursuant to the following criteria:

Homeowners and up to three (3) additional permanent residents residing in the premises but no more than four (4) persons in total, shall be entitled to the use and enjoyment of the facilities of the White Meadow Lake and Country Club, Inc. and the Property Owners Association, subject to the Rules and Regulations governing the use of facilities as enacted by the Board of Directors. Permanent residents are those individuals who have established the premises as their primary residence. Long or short-term renters, or temporary occupants who do not hold permanent residency on the premises, are not permanent residents for the purposes of this paragraph. The Board of Directors may request proof of permanent residency in order to determine membership eligibility. Review pursuant to these criteria is available only to homeowners, not to lot owners. Applications submitted for review pursuant to these criteria shall be reviewed solely pursuant to these criteria. Badges shall be issued to a maximum of 4 persons annually in connection with these criteria. Additional permanent residents may purchase an associate membership.

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

**Discussion:**

Mike I: Can we add: Additional permanent residents may purchase an associate membership.

Paragraph 10 is old language. Anyone you approved in the past; you believed they fit the definition of immediate family.

This gives us a way to not revise the Constitution and still give them a way. They would forgo the definition with this route.

Why are we doing this? Constitutional amendment can come forth & be approved at any time. This is a compromise.

Four is average home and associate membership is 25% of dues.

**Motion Carried**

**MOTION #5:** Motion to purchase 200 sling bags from DMC Promotions for the new homeowner program at a cost of $2,216.58. Money to come from line 539.09 (Community Events).

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

**Discussion:**

None

**Motion Carried**

**MOTION #6:** Motion to accept salary for Accountant position as discussed in closed caucus.

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

**Discussion:**

None  **Motion Carried**

**GOOD AND WELFARE:**

**James Del Greco,** 81 Omaha Ave: Thanked the board and others for passing the motion. Gave good faith.

**ADJOURN AT 9:17 pm**

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

Next Board Meeting is Wednesday, July 17, 2024

Written & Submitted by: Suzie Palazzo

Approved by: Michael Ilardi, President