

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION 76 WAWAYANDA ROAD P.O.
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BOARD OF DIRECTORS' MEETING

WEDNESDAY JUNE 19, 2024

MINUTES

In Attendance: Scott Ghysels, President; Chris Cooke, VP; Jess Crum, Secretary; Eileen Sciscoe, Treasurer; Kat DeFabrizio, Trustee; Susan Blanchard, Recreation Director; Mark Whitman, Legal Director; Tony Horler, Trustee; Tracy Smolder, Trustee; Jess Hatke, Office Manager; Beth Festa, Bookkeeper; Gabe, Building & Grounds

Call to order: 7:11 pm

1. Reading of the Minutes of the April 17, 2024 Meeting. (No Quorum was reached in May)
Motion to waive reading by Scott, 2nd by Chris. Motion carries (copy of minutes provided)

2. Board Reports.

a. Vice President

- i. Discussion of Pizazz Dance Academy contract renewal and pricing. Motion to increase rental fee to \$200 by Chris. Second by Susan. All approve.
- ii. Blue Diamond contract - due to increased dump charges, Blue Diamond increased contract costs. We are locked into a contract with increases negotiated each year over the duration of our contract. Contract states that no additional charges are to be incurred other than what was agreed to in the original contract.

b. Legal Director

Stretch of land behind Barry Drive North/Chestnut Tree -community well for homes. Owners claim that LCPOA owns the easement, however Handler put this in. However, these owners have always maintained this property to maintain their community well. For the past 30 years, owners have maintained this property to keep the well working correctly. Scott is looking into easement records to see if LCPOA is responsible. In our files, we do not have a record of this property. Beth, Scott and Jess will continue to check with the County to learn more.

b. Recreation Director

- i. Lake officially opens tomorrow!! Guards will be on and the snack stand open.

- ii. Crafts on the beach on swim lesson days. 4 weeks of kits and other instructor led crafts.
- iii. Full Moon paddle will be canceled Friday due to predicted storms.
- iv. Luau is still on for Saturday, the 22nd.
- v. 3 movie nights this summer.
- vi. 8 people interested in joining the book club.

3. Paper Road Usage - Glen Road - people on Glen Road are complaining. A person with a tree service is parking vehicles on the paper road. Part of this road/property is also being used for personal property expansion. A letter will be served to this resident to remind them that this property is not their property for personal use.

4. Berms - Barry Drive South, Curving Hill, and Elm Tree.

a. Discussion of Road Director Position and responsibilities.

i. Scott makes a motion that he'd like to nominate Carryl Daza as our New Road Director in the event that Jon Tversland steps down as it has been difficult for Jon to attend meetings, and complete his duties. Mark seconds the motion. All approved.

b. Hold on discussion of Barry Drive South, Curving Hill and Elm Tree until the Road Director position is further sorted out.

c. Scott has discussed some of the road conditions he's had to review: Pothole on Lakeshore Drive West, clogged pipe on Wagon Wheel & Jordan, Jay & Emerald Intersection - drainage pipe collapsed - in heavy rains, water now rushes and floods lot owner's basement.

i. Review the estimate by Notchwood Landscape. Susan makes a motion to accept estimate #5315 at a total of \$8,769.91 which includes the rebuild of a catch basin on corner of Pine & Robin Hood, using a machine, open up the end of Wagon Wheel & Jordan to figure out if pipe is clogged and repair to the corner of Jay & Emerald Intersection. Second by Chris. All approve.

ii. Lawrence & Hickory - report of a broken drainage pipe. Owner's lawn is extremely wet. Topic will be held until the Road Director reviews this case.

5. Dam Proposal - Heard back from GZA (Civil Dynamics). Swimming lake dam at far end. Concern has been raised that the ground is subsiding next to dam. There is a concrete box under dam - where the joints are, there is leaking water. The ground that runs along side this concrete box is sunken in and there is settlement over the years. Proposal from GZA for oversight of dam repairs. Estimate was given outlining three tasks, totaling roughly \$21,000.

Discussion occurred to obtain another estimate. Gabe must obtain estimate through a state approved company.

6. Roof/Drains - Clubhouse roof leaking - damage to ceiling tiles. Gabe reports that our clubhouse roof has a slight pitch to it, but there is a flat roof over other portions of the clubhouse (kitchen/office). The drains have heaved up - so right now, water is sitting on the flat roof and not draining down correctly. Roof has cracks in it as well. Gabe is proposing we re-seal the roof but we need to get a human inside the soffit to inspect the pipes inside. There is other leaking observed as well inside of the clubhouse in other corners. Gabe makes a motion to approve \$1700 for roof sealant. Mark seconded motion. All approved.
7. Swimming Docks & LED sign - Gabe has reported that the two floating docks in the swim area need to be resurfaced and taken in during this winter. Jess needs wifi capabilities on her computer and also needs a USB bluetooth adapter to be able to program our sign.
8. Newsletter articles for 3rd quarter are due by July 2
9. New Business
 - a. RC Club for Barry Lakes. The RC Club wants a committee to guarantee the maintenance, etc. of the tracks. They want a board member to sponsor them. Gabe is willing to sponsor them as a committee. Gabe has requested committee rules.
 - b. Planet Network - we will get free internet and phone service for the clubhouse in exchange for them wiring our private community. They offer surveillance cameras and informed us they could replace the cameras with newer equipment. Planet Network has put together a proposal for us with cameras at \$17,000.
 - c. Online Meetings - Scott is looking into the legality of hosting online meetings. Scott spoke to our attorney regarding this issue. One problem is that we'd have to amend the bylaws once again since our bylaws state how we must meet in person. Discussion regarding hybrid meetings or just streaming the meeting. Only members in good standing can attend these meetings. Mark motion to table this discussion until 2025. Second by Susan. Gabe makes an amendment to table this to 2025 as a board, but have 1-2 people on the board further explore it. All in favor.
 - d. Structural Integrity Act - passed by Governor Murphy in January and requires all private communities to have Capital reserve studies conducted by approved professionals. Murphy saw what happened in Florida with condo building collapse which set this into action. When Scott was at NJCOLA meeting in April, he learned this act went into effect January 8th. NJCOLA was seeking clarification from state to see if this act applied to condo buildings or lake associations. NJCOLA learned this act applies to our buildings as well. Our assets need a valuation - this number is reported to the state and we must reserve 10% of these values/year in a special set aside account. Our 10% needs to be set aside by this January according to law. We are not allowed to do assessments for this. Scott obtained 3 bids by 3 companies approved to do reserve studies for our community: The Falcon Group, Kipcon and Bustamante Engineers Inc. Susan made motion to accept Kipcon to do baseline evaluation reserve study. Second by Chris. All approved.

- e. Chris Cooke is resigning from the VP position at Barry Lakes due to retiring. Conrad Rickleff has written an email to express interest in taking over as VP. Scott makes a motion to approve Conrad Rickleff as our VP to fill the interim position. Susan seconds. All approve.
- f. Jess Hatke has turned over board approved minutes to John. He will be posting these minutes to our website for the public to see.

Close BOD Meeting open Legal Meeting: 10:06 p.m.

