

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY JULY 17, 2024

MINUTES

In Attendance: Scott Ghysels, President; Conrad Ricklefs, VP; Carryl Daza, Road Dir; Susan Blanchard, Rec. Director; Mark Whitman, Legal Director; Gabriel Grigonis, Buildings and Grounds; Kat DeFabrizio, Trustee; Tracey Smolder, Trustee; Jess Hatke, Office Manager; Beth Festa, Bookkeeper

Call to order: 7:09pm

1. Reading of the Minutes of the June 19, 2024 Meeting. Motion to waive reading by Scott, 2nd by Susan motion carries (copy of minutes provided)

2. Board Reports.

- a. VP- Cleared downed tree across Cedar Tree Drive and put back up the street sign.
- b. Recreation- Full moon paddle is Saturday, weather permitting. Yoga, both adult and kids, will be starting in August. Book club has started, there are 10 people and have already completed one book. Saturday August 31 is Labor Day picnic, we already have the Band booked, Pixie, and tent rentals. Food will be ordered closer to the event; George will be grilling again this year. We also need volunteers to help set up and clean up.
- c. Roads- Started marking potholes, Notchwood has started work on the Robinhood drain, the berm on Barry Drive South, and working on Lakeshore Drive West. 5 tons of asphalt is being used for various projects. Notchwood also replaced the drain on Jay/Emerald. We will continue to move forward with repairs according to the budget. We also received an email from a member regarding an abandoned car blocking part of the road, this is a police matter.
- d. President- Kipcon will be coming out on Monday 07/29 to do a walk through for the reserve study and also can come to a board meeting if we wanted them to. Kipcon also offers free webinars for anyone interested. They will be checking the value of our buildings, dams, and possibly roads to determine replacement cost value. On June 25 met with CAI (Community Associations Institute) in Freehold to gather additional information. 10%/year must be put into reserve until we reach full value. If we do not

comply, Fanny Mae and possibly other loan companies will not provide mortgages, and we can also be subject to a lawsuit and be sued.

- e. **Buildings & Grounds-** will contact roofing company to schedule necessary repairs. Leak in beach house has been repaired, no damage seen. Also, he received an estimate from Notchwood for weed removal (Spraying), which is not what we asked for. Gabe requested them to till the sand, then rake out the weeds because we cannot spray the beach/playground. Last year they mulched the playground but only put a top layer on, not 6 inches like we requested. Gabe will reach back out to Notchwood regarding weeds. Susan suggested using money to completely re-do playground area as well as order more sand next year. Gabe is also requesting we get a small shed for the beach to store supplies because the sink and hot water heater are being blocked. Gabe will look into prices and if permits will be needed.

3. Dam Repair update – Gabe contacted the original Engineer we used for the Dams and was able to discuss our concerns. Ralph (owner) will be contacting Gabe once he returns to the office, next week. Gabe also contacted an additional engineer (Ferrero) in Lake Hopatcong.

4. Parties at the Beach- discussion regarding members having parties at the beach with more than 12 people. There has been a lot of parties happening without the members notifying the office prior. We can run into problems when this happens and may not have enough guards on staff for that day. Susan recommends that if we need to add additional guards, then the member should have to pay a fee to cover the cost. Scott recommends charging 100.00 if there are more than 12 people and additional guards need to be added. Gabe recommends making the members pay the same price as they would if they are renting the clubhouse. Jess to reach out to the attorney and discuss creating a rental contract, rules, and liability requirements. Susan makes a motion to charge 100.00 for beach rental, contingent on what our attorney says. Rental charges also would begin next year. 2nd by Scott and Conrad, all in favor. We will revisit this once information is obtained.

5. Beach- Susan would like guards to check members' badges, not just have them sign in. Also wanted to know when the Beach Manager was supposed to be on site, and if he had a set schedule. Susan suggested having him there on swim lesson days due to the beach being most crowded. Conrad will reach out to Jay to discuss.

6. Clubhouse inspections- Board members will resume checking the clubhouse after rentals instead of having Beth do it every time.

Carryl volunteered to check this Saturday; Susan will check after this Sunday's rental.

August- Conrad will check

September- Scott will check

October- Mark will check

November- Susan will check

December- Tracey will check

7. New Business- Carryl is concerned about all of the road grit that is piled in the beach parking lot as well as by the clubhouse dumpsters. She will reach out to Notchwood and get an estimate for removal or spreading. Also will contact Vernon DPW since they now control the

plowing/salting of the roads, and see if they will remove it. Jess will contact Highland Lakes to see which company they use for sweeping.

- Susan asked about having additional boat racks built, there are a lot of members asking.

Possibly put more up at the swimming lake, but also put a couple at the fishing lake. Gabe will reach out to the Boy Scouts and see if they can build them or if someone is looking for an Eagle Scout project. Susan brought up possibly doing a lottery next year, so the same people don't always get a rack. Every member that has a spot this year was told that their boats must be removed by 10/01, or they will be fined. Everyone agreed and signed the waiver.

- Discussed having an End of Season Beach cleanup. We could use the clubhouse and provide childcare/crafts so that the parents can help at the cleanup.

- Yearly fire inspection was done, we are missing a smoke/CO detector in basement- Gabe will replace. ALL of our EXIT signs have been replaced with new LED signs (Thank you to Carl, Jess' husband for replacing all signs/lights).

Motion to close BOD meeting by Scott, 2nd by Mark, All in favor.

Closed BOD Meeting open Legal Meeting 8:42pm.