

LAKE COMMUNITY PROPERTY OWNERS' ASSOCIATION
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GENERAL MEETING

WEDNESDAY OCTOBER 30, 2024

MINUTES

In Attendance: Scott Ghysels, President; Conrad Ricklefs, VP; Jess Crum, Secretary; Eileen Sciscoe, Treasurer; Susan Blanchard, Recreation Director; Gabriel Grigonis, Buildings & Grounds Director; Carryl Daza, Roads Director; Mark Whitman, Legal Director; Tracy Smolder, Trustee; Kat DeFabrizio, Trustee; Jess Hatke, Office Manager

General Members in Attendance: See sign in sheet

Call to order at 7:39 pm

1. Reading of the Minutes of the May 22, 2024 General Meeting by Scott. Motion to accept minutes by Eileen. Second by Susan. General meeting minutes accepted.
2. Structural Integrity Act
 - a. Scott gave general members background on The Structural Integrity Act. He discussed the case in Florida that led to such an act being developed and then passed on to not only condos - but to other establishments. NJCOLA inquired about this law and went to various legislators and informed private lake communities that this applies to us as well. We had to hire a state qualified engineer to value common area assets. An agenda was then set for how monies need to be set aside for the replacement of everything. The state does not want communities to assess members - they want funds put aside to pay for repairs. The study costs our community \$10k. The state has mandated that we need to set aside \$359k/year. This increases dues over \$500/year to comply with the law. Scott informed members about how the board met with experts from the reserve study committee and we were told that we could move "normal budget" monies (ex. road budget) into this reserve. Scott wanted to use monies recovered from the Vernon Township Road plowing lawsuit (\$192k) to offset this dues increase for this year. This would make the dues increase not as substantial in year 1. This increase will be \$91 extra for this next year, but for the year after, dues will increase more.
 - b. Members asked what would happen if we were not in compliance. Scott discussed that mortgages will not be issued to homeowners if we do not comply with the law. Scott

explained that we could speak to government officials regarding this - NJCOLA seeking to hire a lobbyist. We could write to senators to see if we can fight this bill.

- c. Scott explained that there are 65 private lake associations in northern NJ. Of them, only 3 lake communities have money set aside at this point.
 - d. Members discussed a collective effort to fight this law as a lake community association. Members have asked how long this law could be in place - so if we accept a slight dues increase for this year, is it possible that this bill could be fought for next year?
 - e. Scott explained that the budget is not up for vote to the general membership this year. In a normal year, we cannot increase our operating budget by more than 10%. This law is over the 10% with the dues increase. According to the lawyer, because The Structural Integrity Act is part of the Planned Real Estate Full Disclosure Act, as long as the budget is increased just to comply with this law, the board can vote to approve this budget. At the last board meeting, this was discussed and the board voted to approve the new budget.
 - f. Conrad also mentioned challenges to our budget for this year. Aside from The Structural Integrity Act, inflation has been an issue. Blue Diamond has increased cost, heating the building has increased in cost, etc.
 - g. Member asked a question in terms of what the town takes care of. Scott/Conrad clarified how the town will plow the roads and will sweep the roads now saving a cost. Member is curious as to what it would take to have the town take over the roads.
 - h. Members asked why we are a lake association and why we do not just dissolve the lake association. Scott replied that in order to dissolve an association, it is difficult legally and would require the majority of every member agreeing to dissolve the association. Every member would have to go to an attorney to change the title of the home. Additionally, all of the community assets need to be sold.
3. Ratification of VP and Road Director
- a. Scott informed membership that due to resignations, he appointed both Conrad and Carryl to finish out terms. He needs ratification of the general membership.
 - b. All members are in agreement.
4. New Business
- a. Presentation and Vote on the 2025 budget
 - b. Counting of ballots for the 2025-2026 term - 84 total member votes
 1. Vice President - Dave Festa (58 votes)
 2. Roads Director - Carryl Daza (78 votes)
 3. Buildings and Grounds - George Tadiello (67 votes)
 4. Secretary - Devin Welch (61 votes)
 5. Trustee - Kat DeFabrizio (53 votes)
 - c. The drainage problem is addressed again regarding the well problem for a row of homes between Barry Drive North and Chestnut Tree with a shared well. Member claims that these properties were Handler's properties at the time. Member showed tax maps and it shows 10 foot easement. Scott needs something legal to show how LCPOA is responsible for these properties. Across from Chestnut Tree - Barry Lakes put drainage that went down into the ground and pushed all water from across the street onto their property. This water drains right on top of their well head. Barry Lakes is funneling water from flooded areas onto their backyards and making matters worse for them with their well. Pipe funnels water from the corner of Jone to Chestnut property. These members want the drain to be cleaned because the drain is filled, and water is not flowing

- into the pond properly, but now water is backing up and flooding the well head. The drainage ditch is also now filled with sediment, preventing water to drain to the pond.
- d. Drainage problem with our North lake. Tons of sediment and road silt, salt, oil is being pushed into drains along Barry Drive North. These drains then carry water into the North Lake, and tons of sediment is building up in the lake.
 - e. Member has asked again about holding board meetings via Zoom/Google Meet. He has difficulty attending meetings due to work conflicts on evenings. Scott explained that in order to hold these meetings, there would be an increased cost to LCPOA. We would have to change the bylaws (increased cost). There would be a cost for audio/visual equipment. We would have to also be able to secure control/privacy of the meeting since these meetings are only designed for members in good standing. A vote would have to also be put forth to the membership in order to make these changes. Another member has expressed that she was part of a church that had streamed meetings and communicated that the cost of these meetings would not be too high. The church meetings also had similarities in having to be secure. This member will be asking the church to see if she can gather the costs of conducting such meetings.
 - f. Member requested if an email blast could be sent out for where to send letters or how to petition the Structural Integrity Act.

Motion to close BOD meeting by Scott. Second by Carrly. All in favor. The general meeting closed at 9:06 p.m.