

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD MEETING

WEDNESDAY, MARCH 19, 2025

MINUTES

In Attendance: Scott Ghysels, President; David Festa, VP; Devin Welch, Secretary; Mark Whittman, Legal, Susan Blanchard, Recreation Director; George Tadiello, Buildings & Grounds Director; Eileen Sisco, Treasurer; Jess Hatke, Office Manager; Tracey Smolder, Trustee; Anthony Horler, Trustee

General Members in Attendance: Joseph Geraci, Brett Graff

Call to order at 7:10pm by Scott, 2nd by David, all in favor.

1. Dave made a motion to waive reading, Sue second the motion

2. BOARD REPORTS:

Sue- Cabin Fever was a hit, April 6th Easter Party, May Fire Pit Fridays bands are booked, Summer beach kick off luau June 21st, Labor Day August 30th still looking for a band.

George- Stage wall is painted, back wall will be painted next, considering getting a dumpster to remove belongings from the basement, cleaned garbage by the beach and this will be brought up in the newsletter, looking for someone to take the soccer goal post or we can replace the net.

Dave- (Dave, Scott & Mark) met with the mayor to discuss the settlement from the snow plowing, they will be discussing with the DPW about plowing the Beach Parking Lot and the Fire Safety Lane, we are able to use the salt, they refuse to let them plow the Clubhouse Parking Lot, they will potentially be negotiating a new price for the Clubhouse Parking Lot. Street sweeping is no longer taking place. WVT \$618 bill sent to Dave, Jess has been in discussion with them over when they disconnected. WVT is saying we did not cancel but we did cancel. Planet Networks is assisting on how to get the bills cancelled because we are not liable. Scott will be reviewing the bills.

Eileen- seeking approval of her statement to be released to the community in the newsletter in regards to the Structural Integrity Act, Sue abstained, all others in favor. Water company is digging up roads for repairs (Lake Shore Drive East), they are not properly maintaining the repairs. Carryl is to reach out to them and make them aware that they need approval from the board before they do road work. There is sinking happening on Lake Shore Drive East.

Scott- CAI is trying to get clarity on who meets the standards of the Structural Integrity Act, in our opinion we currently do not meet the criteria. Next NJCOLA meeting is March 29th at Lake Mohawk Country Club, April 26th meeting will take place at Highland Lakes Country Club. Shared services agreement for paving roads were brought up to the mayor, the mayor has determined that a verbal agreement would be best, which is contradictory to previous statements and does not count.

3. **OPEN BIDS:** NJBids.com, & zip recruiter can be used next year

- A. **Landscaping-** 2 bids; \$1,100 biweekly + tax, \$453 biweekly + tax- *both include the same specs*. Scott made a motion to accept the lower bid, Dave second, all in favor. [Notchwood]
- B. **Janitorial-** 1 bid; beach house weekly cleaning Thursdays 8am-3pm May-October \$40, clubhouse cleaning \$170, Mark made motion to accept the bid, George second, all in favor.
- C. **Water Testing-** 1 bid; weekly testing for lake water, \$2,050 for the entire season. (Last year \$1,950.) Scott made a motion to accept the bid, Mark Second, all in favor. [Garden State Labs]
- D. **Lake Treatments-** 2 bids; \$10,750 vs \$11,450 (Last year \$10,900) biweekly assessments, 24hr emergency response for Goose deterrent; \$695 per treatment as requested vs \$1,045 per treatment as requested. Scott made motion to accept the lower bid, Susan second, all in favor. [Lake Management Services]

4. **BEACH CLEANUP DAY:** May 2nd is the first fire-pit Friday, looking to schedule cleanup prior to this date, TBD

5. **SUMMER EMPLOYMENT POSITIONS:** Beach manager from last year will be signed on for a 2-year contract. Potentially 7 lifeguards joining the team this year as of now.

6. **AED:** Current model discontinued and pediatric pads expiring before the season starts, must at least replace the pads, unit should be readdressed with next year's budget. We should look into a second unit or the clubhouse as well. We should get signage as well.

7. **NEW BUSINESS:**

- George brought up the idea of getting a dumpster for the basement garbage.
- Member Happy Hour was brought up to make money for the clubhouse, research needs to be done to figure out the liability and logistics.
- Dam repairs

8:38pm Scott made a motion to close the meeting, Mark second, all in favor.