

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION

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BOARD MEETING

WEDNESDAY, APRIL 16, 2025

MINUTES

In Attendance: Scott Ghysels, President; David Festa, VP; Devin Welch, Secretary; George Tadiello, Buildings & Grounds Director; Carryl Daza, Roads Director; Eileen Scisco, Treasurer; Susan Blanchard, Recreation Director; Mark Whittman, Legal; Jess Hatke, Office Manager; Tracey Smolder, Trustee; Kat Defabrizio, Trustee

General Members in Attendance: Joseph Geraci, member; Brett Graff, member; Jess Crum, member

1. Reading of minutes- Motion made by Scott to waive reading, 2nd by Dave, all in favor. Reading of minutes from 03/19/25 waived.

2. Board Reports

1. Susan (Recreation): Easter party went great, we had over 90 members in attendance, egg hunt was a huge success and the Easter Bunny did a great job. Beach bathrooms need to be open and cleaned before 05/02 (Firepit Fridays start). Jess to contact Mr Champion and have him do initial cleaning. Firepit Fridays start up 05/02 we have Dave and John Acoustic and the DeLear brothers scheduled so far. Beach Kickoff Luau is 06/2, Dug the Band will be performing, cornhole, jenga, and other games available. There will also be a hands- on activity for the kids and people can bring their own barbeque/food and hang out. Guards also will be on staff starting 06/21. Once guards are scheduled, we will set up craft days, swim lessons, and other activities on the beach.
2. Carryl (Roads): Started marking roads for paving. There are some drainage issues and missing street signs.
3. George (B&G): Proposal for new cameras in the clubhouse, our current system is outdated. Two cameras in the main room, one in the kitchen. System can be viewed through a phone app. Quoted \$1,800 from Titan Security System. We do not believe it is necessary to have a sign disclosing cameras but we do think having a sign would be wise. Looking at quotes for paving the parking lot next year. Looking into fixing the sign out front. Dealco Services will assist with basement cleaning by loading up the garbage and bringing it to the dump. The cleaning company did not clean the

windows and doors after mopping, we called him back. Fridge is also supposed to be cleaned. We will be making a checklist to hold him accountable for what is in his contract. Spring cleanup date still TBD.

4. Dave (VP): Prepped for items 5&7. WVT bill \$618. No reply from town regarding plowing for 3 weeks.
5. Eileen (Treasurer): We currently accept cash in the office, interested in proposing going cashless. Having cash on site is a security risk. We would have to do a vote as a board and amend the by-laws to move forward with this. Tabled until next meeting. Stated that there is no back-up in place for office computers- as per Jess, there are external hard drives used to back up data, as well as Microsoft 365 cloud and Carbonite already in place, everything gets backed up.

3. NJCOLA Meeting on 3/29/25. Mostly in regard to water maintenance. Scott did ask them about the Structural Integrity Act, they currently do not have new information. There are 2 bills out right now to change the criteria for the Structural Integrity Act. We are advising concerned citizens to reach out to their senator about the Act. April 26th is the next meeting at Highland Lakes Clubhouse 9am-12pm. NJCOLA is opening up their membership to the general public and students, lake community residents can now join.

4. Dam Inspection Proposal: Dam 1 is leaking, ground near the dam is sunken in. A contractor authorized by the state must do the repairs. Dam 2 is due for routine inspection. \$4500 & \$2500. Our last one was about 12 years ago. Potentially looking into grants to assist with payment because we are backed up to state land. This requires a vote by the board. We have 30 days to comply. Scott made a motion to approve, Carryl second, all in favor. Proposal approved.

5. Planet Network/WVT: We switched internet providers back in September, there was an issue with the phone switchover. Jess sent in the correct paperwork; WVT has been giving us a hard time. They did not disconnect the phone and we have been getting billed since September. The phone lines are corrected, we are fighting the bill from WVT. Dave proposed we send WVT a letter with all of our proper paperwork stating we are not liable for this bill. Currently not interested in involving our lawyer. Eileen suggested filing a complaint with the FCC if we have pushback from WVT.

6. Shared Services Agreement: The mayor approached the lake communities for doing a joint paving bundle to save money. Carryl made a list of roads that we need repaved, Scott communicated that to the mayor, they passed it to their engineer, who gave us a contact for the paving company (Tilcon). Carryl emailed them this morning, they replied and said they would look into everything. Also interested in having the LCPOA parking lot paved.

7. No Reply from Town regarding plowing beach parking lot & fire lane

8. Storm drains on Lakeshore Dr E: Property belongs to VanGorden, the dirt has washed down the hill into the street and blocked the storm drains. Property owners should be held responsible for the clearing of the drains. The gentleman that owns the house does not live in it, he inherited the property, his nephew resides in the home. Dues are up to date, member is in good standing. The board will contact the owner/resident and make them aware that they are responsible for addressing the situation under a certain time frame (30 days) or they are responsible for reimbursing the board if we have to address it ourselves. Mark will assist Carryl because it is a legal matter.

9. Street Sweeping Bid: \$16,000. Last year they charged \$15,500. Jess will reach out to see if they will match last year's price. Scott made a motion to accept the bid, Mark second the motion, all in favor.

9A. Recently many vehicles have been left in our parking lots overnight for multiple days. We are looking into adding a sign that states “No Overnight Parking- will be towed at owner's expense”. Additionally looking into having a tow company on call.

10. New Business:

1. Mice are back in the clubhouse, George is looking into traps.
2. Someone is opening the beach women's bathroom and turning on the lights. Multiple members have witnessed. Potentially looking into cameras at the beach house.

8:33pm Scott made a motion to close the meeting, Sue second, all in favor.