

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
76 WAWAYANDA ROAD
P.O. BOX 995
HIGHLAND LAKES, NEW JERSEY 07422
TEL. 973-764-6262
BarryLakesOffice@gmail.com
barrylakes.org

BOARD MEETING

WEDNESDAY, MAY 21, 2025

MINUTES

In Attendance: Scott Ghysels, President; David Festa, VP; Mark Whitman, Legal; George Tadiello, Buildings & Grounds Director; Carryl Daza, Roads Director; Tracey Smolder, Trustee; Anthony Horler, Trustee; Kat Defabrizio, Trustee; Jess Hatke, Office Manager
Members in Attendance: Joseph Geraci, Bret Graff

Call to order at 7:07pm by Scott, 2nd by David, all in favor.

1. Motion to waive reading of April 16, 2025, Board meeting minutes made by Dave, 2nd by Carryl, all in favor. Reading of minutes waived, if anyone has any questions, please email Jess by 05/23/25.

2. BOARD REPORTS:

George- Only a couple of people showed up for Beach cleanup. 1 Dock was put out and second dock will be out/anchored next week. New cement weights for docks were made, now they will not move. George is repairing the lifeguard stand that was damaged by Gabe last year. The stand will be slightly shorter, so it is more stable. George will do a second Beach cleanup, possibly next Tuesday or Wednesday from 530pm until finished. The second dock needs to go out, raking needs to be done, and buoys also need to be set. Jess to put out on social media and send email blast to community. Received a quote for \$1,750.00, from AA Fencing, to replace the chain-link fence and poles along the fire lane, everything is broken, and sharp metal pieces are sticking out- this has become a safety hazard. All board members present approved quote for new fencing. There have been several instances where the front door lock is “sticking” or the door doesn’t lock without multiple attempts. George to investigate possibly replacing front doors, but that will be very expensive. In the meantime, Jess will contact the locksmith and have him check the lock and also replace the weather stripping.

Dave- Jay Crum is our Beach Manager again this year. We met and discussed the guards, job description and expectations. We are hiring 3 junior guards this year, ensuring we will have guards in the future. Jay did mention we need new sand this year. The new Bookkeeper will be starting next week; I would like to do a meet and greet with her on Friday 05/23 at 530pm if anyone is available and wants to attend. Dave has called Blue Diamond 3 times regarding the additional “rate adjustment” fees and has not gotten a return call. We have not received any

additional bills since he spoke with Mario last month, however, it is showing up on our statements as a past due balance. Blue Diamond is only supposed to pick up 2- 30 gallon cans per household according to our contract, however, they pick up whatever the members put out. They are taking a lot more than they are contracted to take. Dave doesn't want to start a war with them and will hold on to our lawyer's advice until absolutely necessary.

Carryl- A certified letter to 28 Lakeshore Drive East regarding soil erosion and drain clogging was sent. He has until 05/23 to rectify the issue. He has made an attempt to fix the soil erosion by using stakes and netting to contain the soil and has also cleaned up the road. The drain is filled and needs to be cleared out. Dave recommends checking with our attorney to see if legally we can charge the member the costs we incur to fix drains. It was also suggested to invite the member to attend the next board meeting, but Carryl doesn't want to wait that long. Carryl to contact the member and discuss plans moving forward and will hold off on contacting lawyer right now. Through the Shared Services Agreement with Vernon, Carryl received a quote from Tilcon. To pave 0.5 miles, it would cost \$95,000.00 (\$14.00/square yard asphalt). Notchwood charges us \$31.50/square yard of asphalt. Carryl wants to forego Road Sweeping this year, since the town used more salt than grit, and use that budgeted money towards paving. Dave disagrees and wants to proceed with street sweeping because the grit on our roads is a safety concern for motorcycles, bikes, and pedestrians. Motion made by Carryl to forego sweeping and accept Tilcon offer, second by Tracey. Board vote- 2 Approve, 1 Opposed, 1 abstained.... Motion approved to proceed with paving by Tilcon. Approved to do half a mile of roads, and it does not have to be a continuous stretch.

Scott- On 04/26 NJCOLA had a meeting at Highland Lakes, Princeton Hydro discussed storm water runoff and the problems it can cause. They also discussed HAB's and what to look for and how to avoid them. HAB's are primarily caused by water run off and an increase of phosphorus. Usually from lakefront properties, septic tanks, and fertilizers. Rich Carlson from NJ Aquatic Safety discussed a new boating law in NJ. It states that USCG approved life jackets must be worn/found on any boat year-round, not just in the warmer months.

3. GZA PROPOSAL: Received 05/09 from Jess Bergmann, complete repair plans needed for Dam #1. George spoke with Tony from GZA and we need to lower the lakes by a foot in order to complete repairs, this would not be done until September, after the beach closes. Jess will contact GZA to get a list of approved contractors and quotes for repairs.

4. NEW BUSINESS:

-Member contacted the office regarding gypsy moth treatments. We need to contact Vernon township and they will come out and assess....they will then contact the state to treat if necessary.

-Bret Graff (member in attendance) questioned why we don't place liens on vacant lots. As per Scott, if a property is in arrears and then goes into foreclosure, all past due amounts get wiped out. Lots then go to tax sale and we lose past due amounts, liens, and lawyer fees. Bret then brought up offering membership to "Sunset Ridge" properties. If we offered them membership, we would then be responsible for the pond they have and obligated to treat/maintain it. The roads are township owned to our knowledge. Scott and Dave to investigate pro's vs con's, and get back to the board with additional information.

8:25pm Scott made a motion to close the meeting, Mark second, all in favor. Open Legal