

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION

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GENERAL MEETING

WEDNESDAY, MAY 28, 2025

MINUTES

In Attendance: Scott Ghysels, President; Devin Welch, Secretary; George Tadiello, Buildings & Grounds Director; Eileen Sisco, Treasurer; Susan Blanchard, Recreation Director; Mark Whittman, Legal; Tracey Smolder, Trustee; Kat DeFabrizio, Trustee

General Members in Attendance: See Sign-In Sheet

1. **Flag Salute**
2. Meeting called to order 7:36pm
3. **Reading of the Minutes** of the October 30, 2024 General Meeting
4. **Structural Integrity Act:** Still required by law. Eileen has drafted letters for community members to sign/return and send to the governor's office. Until something changes with the law, we must comply. We took \$192,000 from the lawsuit with Vernon to soften the increase for the 2025 budget. We do not have that this year, please be prepared for a dues increase for 2026. Community *member* looked up the law and did not fully see why we would be under this law. Eileen and Scott explained why we are having to comply currently. Community member, Karen Tadiello, asked what would happen if we do not comply. Scott explained there are fees that would be issued to the community and Eileen explained we would not be able to do FHA mortgages. Currently we do not know how this law is being enforced. The senate is fighting having our community involved in this law. Community member, Conrad Rickleffs, explained that if we put this off, the bill will just get higher over time. Per Eileen, the law mentions multi-level structures, which does not encase LCPOA. The best course of action for us currently, is to sign the letters and make our Governor aware of our situation. Community member, Cindy Gallagher, asked where we got the \$10million number from. President Scott explained that we had a company called KitCon come in and do an estimate of all of the Barry Lakes shared spaces. Community *member* asked if the community could have access to the estimate. Susan suggested putting it on the website, Mark advised we speak to our lawyer before posting, board agreed. Community *member* asked why the other Lake Communities are not concerned about this law, Scott responded by saying HL, Lake Mohawk, and other communities have been doing this already so it does not effect them. They already have their reserve. Community Member, Bill Schlesinger, asked about a grant from the state

for Lake Communities that have had dam repairs. We do not currently qualify but we may be able to sneak retroactive payment.

5. **Shared Services Agreement:** Carryl got an estimate for road repairs from the company the town uses. This bid is less than half of what we would pay if we utilized a private contractor. The roads most in need will be replaced in sections first.

Community **member** asked when the optimal time to report road issues are. Board member, George Tadiello, explained that any time you see an issue to call the LCPOA right away. President Scott said the ideal time is between January & March but whenever there is an issue, members should always call the clubhouse and report issues.

Community **member** asked if homeowners are still responsible for clearing the swales/ditches that are being filled with road grit. Board members explained that it is the homeowners responsibility. Community member is asking to see where we can find that information and clarify. The board is going to look into this particular information. After further clarification, George Tadiello has determined this should be an LCPOA responsibility, not the members. Carryl Daza will be looking into this issue ASAP. We opt'd out of street sweeping this year (\$17K) and are putting that money towards other road repairs.

6. **New Business:** Beach Clean Up- terrible turn out, new date will be posted by Jess ASAP. If you are at the beach, you need to display your badges and car stickers. Everyone needs to be vigilant, with Waywayanda opening soon, tourists will be attempting to utilize our lake when the State Park is full. Kayaks & boats require stickers on them. No illegal dumping at Clubhouse or Beach House. Currently prosecuting someone for illegally dumping at Beach House. NO PARKING IN THE FIRE LANE EVER. No smoking or glass containers at the beach. New book keeper started yesterday. President Scott attended an NJCOLA meeting in HL in regards to harmful algae blooms. It is caused by phosphorus running off into the lake, typically from residential properties that surround the lake. There was a new law passed in NJ requiring Coast Guard approved life jacket for the winter months, any vessel under 26ft. Community **member**, asked if there was a way for the members to better be able to grasp the expenditures of the board. The board will look into itemizing the budget for the community but the financial statements are available for anyone to look at in the office at any time.
7. Motion to close meeting, second by board. 8:36PM.