

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD MEETING

WEDNESDAY, JUNE 18, 2025

MINUTES

In Attendance: Scott Ghysels, President; David Festa, VP; Devin Welch, Secretary; George Tadiello, Building and Grounds Director; Mark Whittman, Legal; Carryl Daza, Roads Director; Jess Hatke, Office Manager; Tracey Smolder, Trustee; Kat, Trustee

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

Motion to open meeting: 7:08pm

1. **Reading of Minutes:** Motion to waive reading of minutes by Carryl, Second by Dave
2. **Board Reports:** Just happy to be here :)
3. **Blue Diamond:** Invoices are being sent for “rate adjustments” which should not be happening due to our flat rate contract. Three 30-gallon cans are in the contract, the men are picking up much more than that from some houses rather than sticking to the regulated guidelines. Our current contract increased from the prior contract by 30%. Dave’s goal is negotiations with Blue Diamond. Member Brett Graff suggests reminding the community of the specific parameters of garbage pick-up. Scott’s concern is BD coming after us for unpaid bills, Mark and Dave reminded the board that there is a flat rate contract with which they cannot adjust after the fact. The board’s plan is to send BD a letter from us (in which our attorney composes a template for), advocating for our contract and requesting they may attend a board meeting. Community will be reminded of the BD guidelines in the next newsletter.
4. **Newsletter Articles** due by 7/02/25
5. **Sterzer Letter:** Sterzer is contacting our attorney in regards to construction happening near the residence at a different residence. Issues with Sterzer had been addressed multiple times in years past. In 2001 the board published a newsletter that stated home owners are responsible for maintaining pipes and swales in relation to their property. In 2018, a clarification was published for the public (which was also previously published on the website.) A reminder will be added to the upcoming newsletter.
6. **Camera Estimate:** New cameras have been installed with a new system. New cameras are located: 2 in the main hall, 1 in the kitchen. We will be adding a 4th camera to cover the

entire parking lot. The out door sign has been assessed and George will be getting an update ASAP.

7. **Trees Plus:** Trucks have been parked at the beach due to a previous handshake agreement that may or may not still be in effect. Currently skeptical on if they are still holding up their end of the bargain. Previously, they would cut trees for free & park at the beach for free. The deal needs to be clarified and put in writing.
8. **New Business:** Jess needs volunteers for clubhouse rental check: July- Carryl, August- Scott, September- George, October- Tracy, November- Kat, December- Dave. George and Dave discussed fire safety issues with the beach house and will be addressing those guidelines with Jay. Eileen Scisco (treasurer) has resigned from the board. The responsibilities of Treasurer are: checks and balances, attend every meeting and provide a report for each month. Brett is interested in the position. Scott made a motion to appoint Brett as an interim Treasurer, Mark seconds the motion. Motion to be discussed further during legal.

Motion to close meeting: Scott made motion, Carryl second, all in favor.