

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD MEETING

WEDNESDAY, JULY 16, 2025

MINUTES

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

General Members in Attendance: Joseph Geraci, member

Motion to open meeting 7:09pm by Scott, second by Mark

1. **Reading of Minutes:** Motion to waive reading minutes by Carryl, second by George
2. **Board Reports:** George- awaiting update on the sign out front, planning to go down in two weeks, Carryl- did some pot hole filling. Sue- 42 kids are signed up for the swim lessons, crafts are available throughout the week as well. This coming Friday will be our first “Friday Unplugged” 6:30-9 firepits/games/socializing [next few will be 8/8 & 8/22], book club has started “Those Empty Eyes” is the book, Labor Day with Doug The Band and Pixie is in motion & tents are rented, Labor Day sign up will begin soon.
3. **2025 Fire Inspection:** yearly inspection happened, zero violations
4. **Dam 2 & Dike inspection update:** Dike passed inspection, potentially looking at an issue with Dam 2. Trees are encroaching upon the dam, may have to have trees removed.
5. **Trees Plus:** Dave spoke to him about paying \$1500 and/or any work under \$1500 would be free. Notchwood also parks at the beach, we have to have a uniform regulation for anyone parking there. Potentially will not be allowing any businesses to park there or they have to request permission first.
6. **Beach Parties:** In 2024 we passed a motion where if they have more than 12 guests, there would be a \$100 rental fee. Adjusting it to 10 people as of 7/16/2025. Beach parties can not happen during swim lessons and an additional guard needs to be called in, they would be responsible for paying for the guard. Any guests utilizing the beach need to be in good standing. Awaiting a response from Eileen because she was working on this prior. Safety is our number 1 priority. A member is interested in hosting a party this weekend with 10

guests, they have been utilizing the beach in this manner for many years. Jess will consult with Jay on the number of lifeguards that will be necessary.

7. **Burm on Wawayanda Rd:** George is looking to add a burm on Wawayanda Rd, during storms water rushes down that hill and washes the sand into the lake. We need something in place to guide the water down the road away from the lake. Our lake has a high degree of phosphorus, some is from road wash off, most is from septic systems surrounding the lake. In 2024 a study was done by Princeton Hydro that recommends adding protective barriers like burms & rain gardens around the lakes and it was given to the township this year. George may approach DPW about how we can accomplish this, now that the study was published, we may make more headway than just acting alone. The watershed study opens doors for us to apply for grants to potentially put these things into effect.
8. **New Business:** *Scott-* There was a change in regulation regarding the Structural Integrity Act, awaiting information from Eileen to know what they are. KipCon had a seminar about regulation changes, Scott has reached out to get an answer from them as well. We currently do not know if this regulation change will remove us from the parameters of this law. *Scott 2-* Blue Diamond letter was drafted, ready to be sent out. *Scott 3-* Eileen Scisco's (treasurer) resignation is official. *Dave-* wants to speak with Junior lifeguards about interacting with the younger children more like they did back in the early 2000s to have a better sense of community. *Jess-* a member has sent a photo of an area that is considered a pond, but it is overgrown. We currently treat 2 lakes and 2 ponds; do we need to add this pond to the treatment plan? George will contact Aquatics to see what can be done. *Carryl-* there are a lot of dead trees in the area, can we get ahead of things before members complain? Trees on your property should be addressed before problems arise.
9. **Motion to close meeting** by Dave, second by Mark. Meeting closed 8:00pm