

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, AUGUST 20, 2025

MINUTES

In Attendance: David Festa, VP; Mark Whittman, Legal; Carryl Daza, Roads Director; Susan Blanchard, Recreation Director; Kat DeFabrizio, Trustee; Anthony Horler, Trustee; Jess Hatke, Office Manager.

General Members in Attendance: Joseph Geraci

Motion to open meeting 7:17pm by Dave, second by Mark

1. **Reading of Minutes:** Motion to waive reading minutes by Carryl, second by Susan
2. **Board Reports:** *Susan (Rec)*- We had a great turnout at this year's water carnival, and everyone had an amazing time. Friday Nights Unplugged have been a hit. Labor Day BBQ is coming up, George will be cooking again this year and will have a final head count this Friday. Holiday parties have been scheduled for the rest of the year. We had a great Beach season this year, a lot of compliments from members. *Mark (Legal)*- will discuss during Legal meeting. *Dave (VP)*- No report, *Carryl (Roads)* No report.
3. **Blue Diamond:** No response to the certified letter we sent regarding the extra charges. We will wait to see how they respond, considering our contract states we have a flat rate. Dave to put a reminder in the next newsletter about extra garbage.
4. **DEP update (Illegal Hydro-raking):** Jess received update from one of the investigators and they said it is still an "On-going investigation" in between 3 different departments. Motion made to table this discussion until we get reports from them by Mark, second by Susan. All in favor, motion carries.
5. **Trees Plus:** Office received an invoice for tree work done on 06/09 on the corner of Lawrence and Juniper (large dead branches hanging over roadway). Carryl did not authorize work to be done; George was on-site when the problem was originally reported. Discussion tabled until George returns. Weeds are very overgrown in that area and there have been several complaints from members throughout community about other intersections as well. Dave suggested possibly working something out with the town and have them use their sickle to clear brush away from our intersections. Jess to reach out to DPW.

6. **2026 Budget:** Individual Board members to create their own budget and bring to September board meeting.
7. **Dam 2 Update:** Per NJ Dam Safety, ALL trees, shrubs, plants must be removed. The roots of the pine trees are encroaching on the spillway, and the STATE has deemed it necessary for them to be removed. The member next to the Dam needs to be contacted to discuss options. Our dam engineers suggested fencing be placed if the member disputes tree removal. Chris Cook originally negotiated with this member when the dam was updated/repared.
8. **New Business:** *Susan*- wants to replace the 'bumble bee' at the playground. It will cost approx. 400.00 to replace just the head, and 571.00 for a brand-new double-seated toy. Board members present agreed to replace the entire toy, Susan will discuss with George. Under the beach house pavilion, the lights are not working. Dave to take a look, it may just be a breaker or need new bulbs. Outside lights are working properly. The Wi-Fi at the beach is not working, Jess to contact Planet Networks regarding issue.
9. **Motion to close meeting** by Carryl, second by Dave. Meeting closed at 7:41pm