

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 OF DIRECTORS' MEETING

WEDNESDAY SEPTEMBER 17, 2025

MINUTES

In Attendance: Scott Ghysels, President; Dave Festa, VP; Susan Blanchard, Recreation Director; George Tadiello, Buildings & Grounds Director; Carryl Daza, Roads Director; Tracy Smolder, Trustee; Kat DeFabrizio, Trustee; Jess Hatke, Office Manager

General Members in Attendance: Joseph Geraci, Brett Graff, Gillian Bowman

Call to order at 7:25pm

1. Reading of the Minutes of the August 20, 2025, Meeting. Motion to waive reading of the August minutes by Scott Ghysels, second by Susan, all in favor- motion passed. August minutes accepted.

2. Board Reports.

1. President

- a. DEP update after illegal hydro-raking- investigation is still ongoing. They are monitoring the conditions to see long term effects. Jess to keep following up until we get final reports. We will then total additional expenses incurred and hold AquaClear and the members who ordered hydro-raking, accountable.
- b. Scott attended the NJCOLA meeting and they really focused on DEP Dam safety. Communities must have dam inspections every 2 years and also an Emergency Action Plan (EAP) in place. LCPOA is in compliance with all requirements. Scott also spoke with a "Non-Chemical" Lake treatment company called 'EverBlue'. Jess will call and get a list of services provided. The trees lining Dam1 must be removed, the roots are encroaching upon the spillway and can cause serious damage leading to additional repairs. The NJDEP Dam safety overrides ALL previous agreements made with surrounding members. The member must be contacted and informed that the state is mandating removal, not LCPOA. The only thing able to be put up along property line is a fence, no bushes, shrubs, or plants of any kind. George feels member should be responsible for at least half the cost of a fence. Instead of Board members going to speak with member, it was decided to send a certified letter to the member. Mark (legal) will

draft a letter and it will be sent certified to member, if necessary we will involve our attorney after attempting to resolve this matter personally.

- c. Thank you Dave for having all the board members submit their budgets. The general meeting will be on Wednesday 10/22/2025 at 730pm. If anyone has agenda items they would like added, please email Jess before 09/29. 4th Quarter newsletter articles must be in to Jess by 09/29.
2. Recreation Director
 - a. Labor Day BBQ was great there was a lot of people this year again and everyone had a great time, thank you George for cooking!
 - b. "Firepit Friday" on 09/26 and 10/3. Our fire pit permit has been renewed, thank you Conrad.
 - c. Halloween Dance will be held on Saturday 10/18 from 530-8pm. The DJ has been booked. We will be doing "Breakfast with Santa" again this year on 12/14. Cabin Fever will most likely be in February, just waiting to lock in the DJ.
 - d. Beach season is over and went very well. Next year we need to purchase some new equipment including a new AED.
3. Road Director
 - a. Tilcon was doing milling last week and was paving today, not sure if they completed everything at this time.
4. VP
 - a. Tress Plus payment issue has been resolved. Miscellaneous charges will change starting in 2026- a few charges that were for Buildings and Grounds were put in the Admin/Office budget.
6. Buildings & Grounds
 - a. Labor Day BBQ was excellent!
3. Camera Estimate
 - a. George wants approval to add a new camera that focuses on the dumpsters at the clubhouse. Received an estimate from Titan Security to add a camera that can zoom in and out, for 495.81. All board members present approve- this will help with anyone bringing their garbage to our dumpster. George is also getting a new sign to hang on dumpster doors.
4. New Business
 - a. Jess received a complaint stating the member on Barry Drive North has too many chickens and also has a rooster. Our by-laws state that we follow all of Vernon Ordinances, according to the ordinance in place, roosters are not allowed, and an individual is not to have more than 10 chickens. People need to contact Vernon directly and the county Health department if the chickens are causing environmental or pest concerns (rats, feces, etc)
 - b. A new Girls Scout troop contacted the office asking if they could use the clubhouse 2 Wednesdays a month to holds their meetings. This is a brand-new troop so all the girls are young, they would use the clubhouse from 5-630pm every other Wednesday. Motion to let them use the clubhouse at no charge by Carryl, 2nd by George but added the stipulation that they will help with Community clean-ups, etc if they are able. All in

favor, motion approved. Jess to create the contract and waivers for the troop, no charge for rental and girls will do community service at our clean up events.

- c. Dave suggested getting a By-Law committee together. Our bylaws need to be gone through and updated. We will announce this at the general meeting and get volunteers to work with the board on changes.
- d. Scott- on 09/07 and 09/08 there was a triathlon event that started in Wawayanda State park and went through Highland Lakes and Barry Lakes. The event did not reach out to us and get permission to use our roads. Scott spent all day going back and forth contacting the Mayor, PD, and event company. Police stated "They didn't know our roads were privately owned". The event company sat down with Highland Lakes and Vernon Township PD to create route. We didn't do street sweeping this year, and roads were not closed for duration of event, so our roads would not be safe to have 100s of cyclists using them. Could have led to major injuries and potential lawsuits. Scott requested the event company to produce a Certificate of Insurance to LCPOA, and they couldn't prior to the race starting. The route ended up getting re-routed, avoiding LCPOA roads, and the event company stated PD never informed them that we were a private community.
- e. Pond on Pond Drive update- according to tax maps it is owned by LCPOA, and we have been paying tazed on that property. The member from 8 Pond Dr is insisting that the town owns the pond and has 5 drains that come off of Wawayanda Rd running into it. Cattails are encroaching her septic tank and fancing, she wants the town to come in and clear them out. We have requested for the member to provide proof of Town ownership (she insists that she has proved this before and there is a deed/contract stating it is Vernon's) and as of this date, she has not provided the office with any documentation. The member has to keep contacting the town, LCPOA cannot do anything else. We need to get to the bottom of this and discuss possibly treating the area if it is ours. Years ago, LCPOA used to treat that pond, (Prior to drains being placed) but was discovered that the treatment company at that time was not treating it and still charging us for those services. Discussion tabled until more information is obtained. This will cost LCPOA a lot to get started, and treat, everything is overgrown. We received an estimate from Notchwood in the amount of 5,000.00 to just clear the access point. Water treatments would be a separate fee since it is not included in our current contract with LMS.
- f. Carryl- Vernon mayor posted an article about possibly creating a 'Town Dump'. People would pay 350.00 yearly to bring their trash to the municipal building. It would be open 5 days/week and have extended hours to allow people to drop off trash. The portion of dues that members pay is less than this and they don't have to bring garbage to town hall.
- g. Susan- There is a webinar about protecting Lakes and Green Infrastructure offered by Rutgers University. Science based landscaping- Susan can look for possible grants, but it is difficult since we are a private community. Idea of sharing these webinars with the community, or have people do it on their own?
- h. Dave- Would like to start electronically delivering items instead of printing 700 copies and then mailing them all. The newsletters are already emailed and posted on the website, we would print out the newsletter on an as needed basis, or maybe 50 copies to keep in office for those members who do not want electronic deliveries. We would be saving almost 1,000.00 in printing charges each quarter. Board members present are all in favor, Dave will bring this up at the General meeting for membership vote.

5. Membership

Bret Graff would like to have street sweeping reinstated in 2026. His daughter and the neighbor's kids have all fallen because of the grit, while riding their bikes. He has tried cleaning it up as best as he can, but there is nowhere to put all of the grit. The intersections are especially bad and drains are really clogged. Carryl said the only reason we didn't sweep was to save money- cost of street sweeping is near 17,000.00 and since the town is using less grit/sand and more salt, we were hoping to sweep every other year. Other members have noticed a huge difference this year with all the grit still on the roads. Sweeping will be done in the spring, we cannot do it now. Unfortunately, we can't pick and choose certain areas (just intersections) to be swept and others not to.

Motion to close BOD meeting by Scott. Second by Carryl. All in favor.
BOD meeting closed at 8:19 p.m.