

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD MEETING

WEDNESDAY, DECEMBER 17, 2025

MINUTES

In Attendance: Dave Festa, President; Devin Welch, Secretary; George Tadiello, Building and Grounds Director; Mark Whittman, Legal; Susan Blanchard, Recreation Director, Tracey Smolder, Trustee; Kat, Trustee

Members: Joseph Geracci, Brett Graff, Susan Heinz

Meeting called to order 7:22PM

1. **Motion** to waive reading of minutes by Tracey, second by Sue
2. **Board Reports:** Recreation- Breakfast with Santa was a success; approximately 30 children attended. Sue is looking into various activities for next year. February 28th is Cabin Fever, looking into a line dancing theme. "Date Night" is a new idea for prior to Valentines Day, drop off your children and go out on Valentines Day. Under budget for Rec. Legal-all meetings were held according to the by-laws. President/VP/Treasurer-Presidential Election ballots are being counted currently. The office staff is doing a phenomenal job. Dave will oversee the new treasurer being elected. B&G- waiting on warmer weather for the sign to be repaired. Roads- Notchwood went and cleared many drains throughout the neighborhood.
3. **Newsletter** reports need to be submitted by 1/8/26.
4. **Evergreen** tree letter has been sent. According to the state, the trees must be removed because they are effecting the dam. The resident will not be responsible for the cost of more than 7 evergreen trees. We looked into getting the trees transferred to a new location, but they are too old and big for that. Community member Susan H

expressed concerns regarding the lake being refilled after being drained. Draining the lake is necessary for dam repairs. Multiple board members who have been here for many years reassured the community members that the drain does in fact refill on its own naturally.

5. Opening of 64 valid ballots: Brett Graff- President, Tracey Smolder- Legal Director, Susan Blanchard- Recreation Director, Lori Payeur- Treasurer, Joseph Geracci- Trustee, Mark Whitman- Trustee

6. New business: Annual fire registration renewal from NJ Division of fire safety is the same price as previous years, \$512. Storage area electrical room in basement fire detector battery low. Community member Susan H is interested in an update in regards to the bookkeeping embezzlement. A forensic audit would cost around \$20,000- our previous bookkeepers and new office staff have done a thorough investigation in regards to exactly what was taken. According to our lawyer and the police, the board is not to comment further while the investigation is ongoing. An update will be provided when we are legally allowed to speak on what has happened.

Motion to close the meeting by Susan, Second by Tracey 7:55pm