

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, FEBRUARY 18, 2026

MINUTES

In Attendance: Bret Graff, President; Dave Festa, Vice President; Devin Welch, Secretary; Lori Payeur, Treasurer; Susan Blanchard, Recreation Director; Kat Defabrizio, Trustee; Joseph Geraci, Trustee; Jess Hatke, Office Manager

Meeting called to order 7:07PM

1. **Reading of the Minutes:** Motion to waive reading by Dave, Second by Susan Blanchard. Minutes provided to board prior to meeting for review.
2. **Board Reports: Rec-** 5 Families participated in the Valentines Night out, this coming Friday will be our next Sips&Dips night, Saturday the 28th will be Cabin Fever.
Treasurer- first official finance committee meeting happened this evening, monthly financial reports will be given based off of the bylaws, Lori has many recommendations for auditors when the time comes to do a multi year audit. **VP-** Office staff doing an incredible job.
3. **Kayaks/Boats:** tabled until next meeting
4. **Rental booking/cancellation fee:** Bret is proposing a booking/cancellation fee for clubhouse rentals. Is there anything in the bylaws to enforce this? Not currently. Looking into adding this into the rental agreement contract that the renters sign. Susan made the motion to add a 50% booking deposit to be collected upon the signing of the contract, Lori second the motion, all in favor. Contract and rental rules will be updated accordingly.

5. **Post office “Processing Error”**- 8 out of 11 W2’s were returned as “undeliverable”. Jess contacted the postmaster of Highland Lakes and it was determined to be a Distribution Processing Plant Error. Jess brought them to the post office and they have successfully been mailed without any additional fees.

6. **Building & Grounds Supply Charges:** because George utilizes his budget for rental supplies, can a portion of rental fees be allocated into his budget for this? George will explain further at next meeting.

7. **Beach clean-up date:** Tabled until next meeting

8. **Committee update:** Bylaws committee will be looking into the changing of certain verbiage within the bylaws so that we may enforce more up to date policies. Current committee members- Dave, Susan, Mark, Jess, Karen, Denise, Bret, Lisa, and Joseph. Any bylaw changes are supposed to be presented at a general meeting which will be addressed. The committee will eventually come to a board meeting and present their findings.

9. **2nd Q Newsletter Articles:** due 3/18 (Wednesday), (the next Board Meeting) strict deadline so that all information may be sent out prior to the General Meeting

10. **General meeting:** 4/22 (Wednesday) 7:30pm

11: **New Business:** Tilcon- a finance charge from Tilcon was received for \$1,489.51 dated 12/31/25, may just be left over from last year’s paving. Will discuss this with Carryl and find out what charge is for. Passed Fire Extinguisher yearly Inspection, next year the beach house one will need to be replaced. Women’s bathroom garbage can has been replaced per Devin’s request. Community Member Diane Wachtell- praised the board for having such a progressive meeting and giving our services to the community- asked about when the board posts the minutes (last month will be posted tomorrow for the public)- is looking forward to the monthly financial reports- inquired about having weekend board meetings but the board expressed that we have previously tried that and were still unable to reach quorum, but we may look into possibly changing the date in the future.

Motion to close the meeting by Susan, second by Lori.

Meeting closed at 7:43PM