

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD MEETING

WEDNESDAY, MARCH 18, 2026

MINUTES

In Attendance: Bret Graff, President; Dave Festa, Vice President; Devin Welch, Secretary; George Tadiello, Building & Grounds, Lori Payeur, Treasurer; Carryl Daza, Roads Director; Tracey Smolder, Legal; Susan Blanchard, Recreation Director (arrived right before opening of bids) Joseph Geraci, Trustee; Jess Hatke, Office Manager

Meeting Called to Order at 7:12pm- motion by Bret, 2nd by Carryl, meeting opened

1. Reading of the Minutes- Minutes had already been distributed and unanimously approved by the board via email. Jess has already made them available on our website.

2. Board Reports- Dave; he and Jess went to Jackie's court hearing on 03/03/2026. She entered the PTI program for 18 months, must pay restitution, 100 hours community service, and follow all of probation's recommendations. The specific terms are included in his newsletter article to the membership. Jess is talking with our lawyer about possibly doing a civil case. By-law committee is going well and unfortunately the updates are not going to be ready by April's General meeting. **George;** started redoing the clubhouse floor, spoke with Notchwood about clearing and adding more gravel to the pond/lake access ramps, looking to purchase 5-6 more round tables for the clubhouse- he already replaced 4 of them. Most of them are broken and falling apart- don't want to see any renters getting hurt, he repaired approx. 10 of them as best as he could. George is asking to have a portion of rental fees go into B&G, so new tables can be purchased (currently rentals are listed as additional income so we can have a specific dollar amount allocated to B&G, Dave will discuss numbers with Arden, looking at 25-30%). Thank you Bret for working on the sign outside.

Carryl- has been taking note of potholes, there are a lot more than usual this year, current theory is that a combination of severe cold weather and salt being used. TILCON sent the original paving bill to Carryl personally (not LCPOA), since the original bill was not received in office at first, payment was delayed- a “late fee” was mailed. It seems the original payment and the “late fee” crossed, and we believe that we currently don’t owe them any money. We have not received anything else at the office regarding this. Carryl to contact Tilcon if we receive another invoice.

Lori- currently expenses seem to be in line with where we are estimated to be. The new accounting system is quite extensive and state of the art, Arden received an email stating the portion of the software to collect online payment (which was originally too expensive) is now being offered to us for FREE. The community members paying online would pay the convenience fee, not LCPOA. There is also a portion of the system in which we could pay vendors electronically rather than by paper checks. Dave made a motion to acquire this software add-on, Devin second the motion, all in favor, no board members opposed. Arden and Lori will be regularly posting financial information for the community members to view using the new software. Once software is ready, Jess will send out an email blast as well as posting on social media. The instructions for members to set up online accounts are already on the back of the billing statements they receive in the mail. **Susan-** will be purchasing a new AED. Highland Lakes may assist in lifeguard re-certification. Easter Party Sunday.

3.Beach Cleanup Date- Will be in May, the girl scouts have volunteered to assist with beach cleanup. George stated we need more community members to help.

4.Updated Boat Rack Contract- This year, the language in the contract has been updated to include a deposit being taken when members pick up their stickers. Deposit will be returned if the boats are removed by deadline. There were a lot of boats left last year. Dave made a motion to pass the \$50 deposit language in contract, Tracey second, all board members in favor.

5.“Pond” on Pond Drive- This debate has already happened, Pond is NOT the town’s property, it is ours. George states it will cost an estimated \$4,500 just to clear a path to this pond, additionally we would have to pay LMS to treat the water. It was previously larger, approximately 4-5 feet deep. We will look into the cost of just clearing the weeds out to help this

community member with Pond Maintenance. Dave will drop by to see what expectations this community member has regarding this situation.

6.Open Bids- Even though bids were posted in many places, we only got a few responses.

Water Testing (1 Bid)- \$2,150 for the summer season

[Dave made motion to accept, Susan second, all in favor]. Bid awarded to Garden State Laboratories.

Janitorial (1 Bid)- \$45 weekly for beach house (3 months); \$200 weekly for clubhouse

[Dave made a motion to counter this bid (\$40/\$180) and discuss with Jay if the lifeguards would be interested in cleaning the bathrooms, and be paid a bonus for that week, Devin second, remaining board members accepted-motion passed] Bret or Dave will contact vendor with counter bid and relay information to the board.

Landscaping (2 Bids)- 1: \$682.40 biweekly, \$298.56 weekly **OR** 2: \$463 biweekly

[Tracey made motion to accept \$463 biweekly bid, Carryl second, all in favor] Bid awarded to Notchwood Landscaping.

Sweeping (1 Bid)- \$16,000

[Susan made motion to accept, Tracey second, George opposed, Carryl abstained, the remaining board members accepted- motion passed] Bid awarded to LORE Sweeping.

7.New Business- The bushes on the roadways are encroaching on road space, brought to the boards attention by George. This needs to be addressed, people have to pull out into oncoming traffic in order to see. Can the community have some volunteers and address it ourselves? Brush trimming costs thousands of dollars if we bid it out.

Meeting closed 8:09PM