

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY, JULY 22, 2026

In Attendance: Bret Graff, President; Devin Welch, Secretary; George Tadiello, Building and Grounds Director; Susan Blanchard, Recreation Director; Tracey Smolder, Legal Director; Lori Payeur, Treasurer; Joseph Geraci, Trustee; Mark Whitman, Trustee [Dave Festa, Vice President- arrived at New Business]
Jay Crum, Beach Manager

MINUTES

Meeting called to order: 7:05PM

1. Minutes of June 17, 2026, Board Meeting were emailed and posted on website.

2. Board Reports: George- The company that did the pipes will be by next week to fill in where the ditch/pothole/grass is located. Recommend waiting on paying them until the job is completed unless it was already paid. Called Pine Hill Trees and got an estimate for the easement (\$2665.63). The company does not believe those roots (of big green trees) will affect the dam and recommend bringing in an arborist to evaluate first. Fire inspection in the clubhouse, had to replace an exit sign which will be up shortly. Board unanimously agreed to treat the lake with a shading agent to prevent a harmful algae bloom, funded by our SIA reserve. **Susan-** walking group started last Sunday, swim lessons have started. Last Friday was the first fire pit Friday, this Friday will be movie on the beach. Tents and band are ready for Labor Day, some volunteers still needed. **Lori-** the monthly financial report is making progress and is almost ready to be posted to the portal.

3. 2026 Fire Inspection: Refer to George's Board Report

4. Application for water lowering permit has been submitted to DEP:
September 20th George will lower the lake 1 ft.

5. Stickers on Boats: No stickers on boats on the other lake, members are always able to ask to see badges or boat stickers. Badges should be displayed whether fishing or boating on the other lake.

6. Trees along Dam: Refer to George's board report (Pine Hill)

7. Tilcon Paving: Some potholes have been patched, some have been cut and prepped for patching. Tabled until next meeting when Carryl is here.

8. Shed at the beach: Have not found a shed for the beach house yet but it is necessary for storage purposes rather than using the electrical closet. Looking into a wooden shed and not a plastic. George would like it placed by the fence where the cameras are pointed.

9. New Business: Dave- builders on Lee destroyed the road by maneuvering giant trucks, pictures were taken for proof. Thanked Joseph for hand writing a letter to a community member and addressing their concerns. **Susan-** Lifeguard Reimbursement: CPR/Lifeguard/Waterfront certification, reimburses the lifeguards 1/2 in the beginning of the season and 1/2 in the end of the season for their certs. Because most of the guards work at multiple locations, should LCPOA be held responsible for the full reimbursement? If the guards consistently call out or do not fully commit for the season, can there be a structure put in place for reimbursement on more of a case by case basis. Is there a cap we can put on so that those who opt to take more or less expensive classes receive a similar reimbursement. Jay feels that these perks do give the guards incentive to stick around. A further discussion will be had next meeting. **Jay-** Season off to a great start. Two days closed due to weather, two days closed due to smoke, one day closed due to short staff. 42 kids in the swim program. Our "head guard" has excellent communication with the parents and children. August 11th will be the water carnival. Some parents are expressing concern about the grass encroaching on the swimming area. Is there anything we can do about goose droppings as well? It is a bit excessive. George may have a tool that can be used to cut the cat tails down. **Carryl-** emailed concerns about beach umbrella and poison ivy against the fence. Susan is looking into replacing the umbrella. Bret has a solution that will kill the poison ivy for 30 days that is non toxic.

Motion to close meeting by Bret, second by Susan, all in favor. Meeting closed 7:48PM