

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD MEETING

WEDNESDAY, AUGUST 19, 2026

MINUTES

In Attendance: Bret Graff, President; Dave Festa, VP; Tracey Smolder, Legal; Carryl Daza, Roads Director; Susan Blanchard, Recreation Director; Lori Payeur, Treasurer; Kat DeFabrizio, Trustee; Mark Whitman, Trustee; Joseph Geraci, Trustee
George Tadiello, Buildings & Grounds (arrived during Dam 1 repair update)
Jess Hatke, Office Manager.

General Members in Attendance: Denise Acheson, Joseph Scaparro, Rhonda Scaparro, Dawn Imperato, Matt Benning

Motion to open meeting 7:05pm by Bret, second by Dave

1. **Approval of Minutes:** Minutes distributed prior to meeting, all in favor to accept.
2. **Board Reports:** *Susan (Rec)*- We had a great time at this year's water carnival; the guards did a great job. Due to school starting before Labor Day this year, there will be no lifeguards on duty the first week of September- they will be on for the BBQ. Labor Day BBQ is coming up; we are getting food from Sussex Meat packing and Marketplace, and we will have a final head count by 8/28. *Tracey (Legal)*- will reach out to lawyer for an update regarding doing a civil case against Jackie. *Dave (VP)*- Arden contacted our credit card company and was able to reduce some of the monthly fees we get charged, both Jess and Arden have been working very hard to save the community money and are doing a great job. The bylaw committee met again and finished the suggested updates. The proposed changes have been sent to the board for review. *Carryl (Roads)* We will not be working with Tilcon now. The repair list was sent to them on 04/30 and did not respond. Carryl reached out several times and was finally able to speak with someone. Tilcon wanted to only do full road paving, not sections. On 07/21 they sent an estimate that was almost \$50,000 more than originally thought. They refused to provide a breakdown of the requested repair costs. Carryl went back out and remarked areas and contacted Notchwood who will do all marked repairs for \$69,578.14. Carryl to go back out to Forest/Cherry Tree to place cones and additional paint in the area where the road is collapsing. This area is on the list to be paved. The storm drain will also be repaired/moved to reduce ice buildup. *Lori (Treasurer)*- She

and Arden have been working on the rolling forecast and monthly breakdown of expenditures which will help predict end of year totals. Each Director needs to review their expenditures; we are almost ready to release this report to the membership. Auditors are working on 2023 audit, they have a lot of information for 2024 as well. We are working hard to be caught up, but it does cost \$6,000 per audit.

3. **Garbage Contract:** Our current contract ends on 01/31/2027, Bid packages will be sent out to Blue Diamond, Waste Management, NQ, and Roll off Joe. Jess noticed in our contract that it stated we only had 503 homes for pickup, she then went through prior contracts back to 2005 and the same number was used each time. Come to find out that was the original number of households and it was never updated. We currently have 633 homes, out of those, approximately 580 are actually picked up. The updated Specs (including the correct home number) was dispersed to the Board and was approved to be sent out. Dave stated that we need to be honest with these companies, but we need to crack down on the amount of stuff put out each week to avoid additional weight charges. Another reminder should be sent out to the community saying that they are only allowed 3 garbage cans and cannot put out bulk items each week, we also need to reach out to Blue Diamond and make sure the drivers know not to take any bulk or extra items that members put out.
4. **Beach House Cameras-** Susan requested we get new cameras at the beach house. Our current system is very outdated and glitches when trying to review footage, there are blocks of time where there is nothing. Dave will reach out to the person who recently installed new cameras at the clubhouse and get an estimate for upgrades.
5. **Lifeguard Reimbursement:** we currently have a 2 year commitment policy in effect for full reimbursement of lifeguard classes/courses. Susan is suggesting we put a minimum number of days worked in order to receive full reimbursement. We have some guards that work for multiple places and only do a few shifts with us but are requesting reimbursement for certifications. Reimbursement is an incentive for guards to return but board agrees they must work a fair share. Susan made a motion to cap the reimbursement costs at \$400 (200.00 per year) and guards must work a minimum of 25 days throughout the season to receive full reimbursement (1/2 of cost per year). If they work less than 25 days/season, then they would get only half of their total reimbursed (1/4 cost per year). Dave made a motion to accept terms, Tracey second, all in favor- motion regarding lifeguard reimbursement terms passed.
6. **Alternate Dispute Resolution:** Joseph did not realize we have a standing policy in place from our attorney, following all PREDFDA laws. A copy of the policy was provided to all board members.
7. **Dam 1 repair update:** We received our water lowering permit from DEP Dam safety, and George is reaching out to contractors and getting estimates for necessary culvert joint/ concrete repairs.
8. **New Business:** A member in attendance stated that the transformer at the end of Forest Drive can't be accessed. This is on a known paper road, when we lost power a special truck/boom needed to be brought in to access the transformer which delayed the repairs and power restoration. Member requested that the paper road be cleared for easy access to lines and transformer. Member also stated that someone blocked entrance to the paper road and put up "No Access" signs. Board will investigate area. Another member stated a large tree from Wawayanda fell on his property, Dave suggested contacting them for removal if posing danger to property, if it is near power lines contact Sussex Rural.

Member questioned if they could go around and “patch” potholes, or possibly have the board rent a steamroller so that they could then do repairs themselves. This would become a huge liability issue, especially if someone got hurt using a machine/materials provided by LCPOA. There is also no way of ensuring materials are being used for community roads and not personal property.

Another Member stated the drain at Lee/Hickory is completely clogged. Carryl will go out and inspect. Member is willing to clean out the grit/debris and use the grit on his property. If there is an excessive amount of grit, board gave permission to bring it to the clubhouse. George brought up there is a sinkhole by the drain at Post Hill and Hickory. Carryl said its on the list but most likely not get done until October.

Motion to close meeting by Susan, second by Dave. Meeting closed at 8:12pm