**FIRST ANNUAL MEETING – September 9, 2021**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| ROGER CROOK  PAT DEGNAN  SCOT DESORT  MICHAEL ILARDI | ~~GLEN KATZ~~  ~~MARK KEMPNER~~  STEVEN KOENIGSBERG  DEBORAH LINNELL | MICHAEL LYNCH  ~~DARYL MACELLARO~~  JOANNE MACHALABA  KRISTEN NEU | ~~AMI NICKEL~~  BARRY SILBIGER  KIM STECHER  MICHAEL STOCKNOFF  PATRIZIA TRENTO |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: PAT DEGNAN, 8:16 pm  
**ABSENT:** GLEN KATZ,MARK KEMPNER, DARYL MACELLARO, AMI NICKEL

Michael Ilardi At 8:00 p.m. states that we are going to wait until we have either 50 people or wait 20 minutes, make a motion to waive quorum, vote and begin the meeting.

Kim Stecher Roll Call

**SUMMARY OF YEAR’S ACTIVITIES**

Kim Stecher, 89 Oakland Ave- Co-Chair of House Activities Committee

* We just had our annual Beach Party; we have an upcoming Comedy Night in November and Holiday Party in December

Mike Stocknoff, 49 Lake Shore Drive- Chair of Planning Committee, Co-Chair of Bar and Rental

* Working on bids for the façade of the clubhouse; record-setting bar revenue numbers for Festival

Scot Desort, 136 W. Lake Shore Dr.- Chair of Security Committee, Co-Chair of Bar and Rental, Chair of Computer Committee

* Significantly increased security effectiveness, enforced procedures, added security cameras, reduction in non-residents using facilities
* Computer committee-Quickbooks updated; we’ve moved to Fios at the same price, but double the speed; replaced some laptops in the office

Joanne Machalaba, 47 Lake Shore Dr- Treasurer, Officer in Charge Women’s Club

* Effectively managing our finances, our 2020 audit was timely and clean; working on streamlining and automating processes

Mike Ilardi, 19 North Brookside Dr.- Officer in Charge for Festival Day

* Record setting for income for the rides, even though Saturday was shortened by rain

Roger Crook, 163 Valley View Dr.- Office in Charge of Bar and Rental, Officer in Charge of Computer Committee

* Festival bar income increased from $16,000 to $32,000, revenue increase of 44%, estimating $70-77,000 in profit for the year from the Gold Bar

Kristen Neu, 42 Seneca Ave, Chair of Legal and By Laws, Co-Chair of Marketing and Communications

* Legal and Bylaws worked to update our Guidelines as well as help create/update policies
* Marketing working on creating a new role of Media Specialist to improve all of WML’s media outlets like the website, newsletter, social media, etc.

Patricia Trento, 10 Oneida Ave.- Chair of Women’s Club

* Preschool opened & passed inspection; Fall mums fundraiser benefitting the WML Preschool is under way

Deborah Linnell, 237 W. Lake Shore Dr- Co-Chair Camp Committee

* Strong registration numbers for 2021; preliminary financials look good for the 2021 season; camp staffing for 2022 has begun

Michael Lynch, 93 Lake Shore Dr- Co-Chair of Lake/Lake Rec Committee

* Boat Registration subcommittee created; active fishing club meeting monthly.

Barry Silbiger, 12 Lake Shore Dr- Chair of Civic Affairs Committee, Co-Chair of Lake/Lake Rec Committee

* Meet the Candidate Night is September 22 at 7p; planning a “Meet the Candidates” night Oct 18 7-9p for township elections

Michael Ilardi, President, called the meeting to order on Thursday, September 9, 2021 at 8:21 p.m.

**MOTION #1** I make a motion to waive the quorum as set forth in the Constitution.

Michael Ilardi

* By a show of cards, is it okay if we start the meeting without a quorum?
* Over 2/3 of members present have voted in favor of waiving the quorum

**Pledge of Allegiance**

**Moment of silence for 9/11**

Kim Stecher Roll Call

# REPORT BY NOMINATING COMMITTEE

Scott Rothbart- 2 Wenonah Avenue, Chairperson for Nominating Committee

* President
  + Nominating Committee nominates Michael Ilardi
  + Nominations from the floor: Peter Hestevold nominates Bill Malzahn
* 1st Vice President
  + Nominating Committee nominates Roger Crook
  + Nominations from the floor: None
* 2nd Vice President
  + Nominating Committee nominates Glen Katz
  + Nominations from the floor: None
* Treasurer
  + Nominating Committee nominates Joanne Machalaba
  + Nominations from the floor: None
* Director
  + Nominating Committee nominates Michael Stocknoff, Beverly Nemiroff, Barry Silbiger, Michelle Cromwell
  + Nominations from the floor: Joanne Machalaba, Nominating Thomas Garvey
* Nominations Closed

# FINANCIAL REPORTS

Joanne Machalaba, Treasurer

* $1.2m across special funds
* Approx. $80,000 in late fee account
* CC has approx.. $523,000 in total cash, $112,000 in Reserve Fund, $410,000 in CC, but expected expenses from Camp and Gold Bar will hit

Discussion: Clarified that Reserve Fund is for items on the Reserve Study; there are currently no projects encumbering that balance

# 2022 BUDGET

* Joanne Machalaba, Treasurer
  + Thank you to Ryan and Jackie, our accounting team, for preparing our year-to-date numbers for the year
  + Tonight, we review the budget together and take recommendations on changes; the Board then goes into Closed Caucus and reviews the entire budget again
  + At the Second Annual meeting on October 10 at noon, we review the budget again. The community makes suggestions and votes line-by-line and approves the 2022 budget.

Discussion: None

**1. Athletics**

-501.12 Maintain Athletic Facilities

* Stu Joseph, 25 Old Middletown Road- Propose reduction to $1k
* Bill Nyquist, 49 Mohawk Ave - Propose reduction to $8K
* Michael Freedman, 23 W Lake Shore- Resident noted that plans for the bocce court have not come to planning committee or maintenance committee and he is not in support of them
  1. Maintain Tennis Courts
* Bill Malzahn, 66 Upper Mountain- Propose increase to $40K and a decrease to the Special Funds lines
* Response: The Athletics section is being reviewed now; Special Funds suggestions can be brought up when we review that section

501.08 Swim Instructor/Asst.

* Bill Nyquist, 49 Mohawk Ave- Asked if the swim team pays to join
* Response: There is no fee to join the swim team; 125 children joined this year, needing a third coach; the program is expecting to grow even more in upcoming years

501.02 Equipment/Supplies

* Stu Joseph, 25 Old Middletown Road- Propose reduction from $7,000 to $6,000 to remove bocce equipment

**2. Beaches**

503.01- Lifeguards

* Stu Joseph, 25 Old Middletown Road- Proposes reducing to $100,000
* Response: 2021 Line will be at budget; we were understaffed, couldn’t staff the beaches and pools at all times; the increase is to staff all of our facilities full time at a competitive wage; pools cannot be “swim at your own risk”, but beaches can be although not recommended
* Michael Vitale, 33 Cherokee Ave- Proposing $110,000
* Nick Ferrone, 75 Lake Shore Drive- Supports $200,000; Understands businesses are having a hard time staffing
* Barry Silbiger, 12 Lake Shore Drive- Question line 503.01
* Response: Steve K offering rationale as to the increase and why we need to be competitive. We will be paying a competitive salary but we may have to hire less if line is not at $200,000
* Discussed how camp contributes to this line through allocation
* Karen Lambert, 11 Valley View- We need to invest in our community; lets keep our residents employed in our community- supports $200,000
* Russ Cromwell, 49 Sioux Ave, Supports the $200,000
* Stu Joseph, 25 Old Middletown Road- Wants to see a 25% increase to $125,000 for line 501.01
* Debby Linnell, 237 W Lake Shore- It’s a smart financial move to get us up to min. wage and keep competitive wages; Community of young families, we want to feel safe; supports $200,000

503.02 Sand Maintenance

* Bill Nyquist, 49 Mohawk Ave- Proposes $5,000

503.08 Repair/Replace Equip/Structures

* Stu Joseph, 25 Old Middletown Road- Proposes $5,000
* Mike Vitale, 32 Cherokee Ave- Supporting Stu Joseph’s recommendation of $5,000
* Frances Zegar, 31 Oakland Ave- $35,000 replace part of playground, rear structure replacement
* Chris Kleinwaks, 77 Oakland Ave- In support of $35,000 for line 503.02 for partial replacement; committee has been researching costs and instead of a full replacement over $100,000

503.11 Pool Maintenance/CPO Service

* Stu Joseph, 25 Old Middletown Road- Proposes $5,000 and certify some lifeguards to be pool operators
* Karen Lambert, 11 Valley View- In support of keeping the line as is and not giving additional duties to lifeguards
* Frances Zegar- 31 Oakland Ave, In support of keeping the line as-is to ensure facilities are open on time
* Response: Steve K- line is increased for extra time needed to open the facilities earlier from professional CPO companies

503.09 Improve Lands

* Michael Freedman, 23 W Lake Shore- Asking what the plan is for the $11,000 in this line; proposing $5,000
* Response: Charlie Bogusat, Site Manager- Tree cutting and plantings, reconstructing retaining walls at drum pool

503.17 Beach Supervision

* Stu Joseph, 25 Old Middletown Road- Proposes $15,000; restructuring is costing us more money
* Response: Proposal for more supervisors, but less head life guards

Country Club Offset

* Billy Nyquist, 49 Mohawk Ave- Country Club offset, why is the staffing increasing but offset isn’t increasing
* Response- offset won’t increase at the same rate as 503.01 will increase

**3. Boat Docks/House**

505.01-Boat Docks/House

* Bill Nyquist, 49 Mohawk Ave- Propose to keep the same as 2021, $12,500
* Response: Increase is to meet the demand of the community for kayas and boats

**4. Civic Affairs**

515.00- Civic Affairs

* Bill Nyquist, 49 Mohawk Ave- Proposes $300

**7. Furniture/Reno**

511.01 Furniture/Reno

* Bill Nyquist, 49 Mohawk Ave- Proposes $0

**8. General & Administrative**

513.12 Office/Clerical

* Stu Joseph, 25 Old Middletown Road- Proposes increase to $320,000 to include salary from 527.02

513.01 Office Supplies & Postage

* Bill Nyquist, 49 Mohawk Ave- Proposes $11,000

513.03- Auditing

* Bill Nyquist, 49 Mohawk Ave- Proposes $18,000; amend to $20,000

513.09- Office Equipment Maint/Contracts

* Bill Nyquist, 49 Mohawk Ave- Propose $14,000; Tops management software upgrade to current
* Chris Kleinwaks, 77 Oakland, Supports maintaining the line
* Stu Joseph, 25 Old Middletown Road- Does that include data migration? Response: yes

513.25 Rent for POA use of Country Club

* Bill Nyquist, 49 Mohawk Ave- Proposing $0
* Joanne- Rent line is a legitimate expense; Forgiving debt from CC to POA will cause CC have to pay taxes
* Kristen Neu, 42 Seneca Ave- Proposing increase to $72,000; $1,000 more per month to bring the rent closer to market rent

547.00 Credit Card Fees

* Stu Joseph, 25 Old Middletown Road- Inquiring why proposed budget is it lower than actuals for this year?
* Response: We are moving away from using services with higher payment fees

**11. Lake**

521.06 Fishing Club

* Nick Ferrone, 75 Lake Shore- Proposed increase to $1,000; record turnout for fishing contest; also want to add additional events for children throughout the year
* Stu Joseph, 25 Old Middletown Road– Questioning the 2020 Expended amount; determined to be a typo and will resolve

**12. Lake Reclamation**

522.07 Lake Dredging/Raking

* Stu Joseph, 25 Old Middletown Road –Proposed $0; hydro-raking was attempted in the past and was not successful
* Response: Weed Harvesting is recommended by lake professionals; proposal to test this year for efficacy
* Katherine Cerciello, 58 Cayuga Ave- Proposing increase to rake the swim area; $20,000
* Chris Kleinwaks, 77 Oakland- Maintain line at $18,000; as a science teacher, she’s supporting experimenting ways to keep our lake healthy
* Jay Goldman, 97 Lake Shore- Asking if $18,000 be enough; proposing $36,000
* Response: The troublesome areas will be targeted and prescheduled treatment with the weed harvesting company; cost is approximately $2,000 per day
* John O’Connor, 42 Mohawk Ave- Potential saving on chemical treatments if weed harvesting is successful

522.17 Lake Management

* Katherine Cerciello, 58 Cayuga Ave- Inquiring what’s in this line?
* Response: Purchasing feeder fish; typically purchased in spring

**13. Maintenance**

525.04 Maintenance Building Materials/Supplies

* Stu Joseph, 25 Old Middletown Road -Inquired as to why we haven’t spent 2021’s budget?
* Response- Charlie B, They haven’t been able to do the related projects, but will do them by the end of year

525.10 Maintenance Salary

* Stu Joseph, 25 Old Middletown Road – Proposes keeping at $210,000
* Mike Freedman, 23 W Lake Shore Drive- Proposed $250,000 to add more than 3 employees

525.11 Community Maintenance Materials

* Bill Nyquist, 49 Mohawk Ave- Proposing $5,750

**14. Newsletter/Communications**

527.02 Communications Salary

* Stu Joseph, 25 Old Middleton Road- Proposing $0 with intention of moving salary to line 513.12

**17. Security**

531.01 Security Salary

* Stu Joseph, 25 Old Middleton Road- Proposes reducing to reflect a $25% increase
* Scott Desort, 136 W Lake Shore- Proposes reduction to $90,250, adjusting to allow in house security to handle additional coverage and not using outside coverage; also budgeting for gate guards; wage increase will help us hire more qualified candidates
* Patricia Trento, 10 Oneida Ave- Proposes $125,000 for additional coverage hours
* Michael Freedman, 23 W Lake Shore- Proposes $80,000 to reduce patrol boat salary
* Chris Kleinwaks, 77 Oakland Ave- Proposed increase to $100,000; was a witness to an incident and is in support of more security

531.05 Security Cameras

* Bill Nyquist, 49 Mohawk Ave- Proposing $0; was told previously that there would be no additional cameras needed
* John O’Connor, 42 Mohawk Ave- Proposing $5,000 for additional cameras; he was a victim of a hit and run; higher quality cameras could have helped catch the person
* Response: Charlie Bogusat, using the footage and photographs we have apprehended several peoples and have paid for damages caused; cameras were added to “hot spots” and have been successful; security is using less time on vandalism now that we have cameras
* Scot Desort, 136 W Lake Shore- Spoke to adding cameras and not changing internet speeds
* Resident (not announced) – will it cover kayaks?
* Response Charlie B – No, it will not.
* Mike Illardi, 19 N Brookside Drive – If not in view, the person may cross the view of the camera

531.11- Internet Connection Fees

* Stu Joseph, 25 Old Middleton Road – If we switch to Fios will it reduce fees?

**20. Utilities**

537.01 Fuel- Oil/Gas

* Barry Mendelsohn, 53 Oakland Ave- Proposes we raise to $22,000 based on expected increased costs

**21. Women’s Club**

539.09 Community Events

* Stu Joseph, 25 Old Middleton Road - Asked for increase explanation
* Response- Increase in vendor costs, increase in attendance
* Pat Degnan, 88 Valley View- Inquired as to why current budget hasn’t been spent
* Response: The majority of this line is spent in the fall each year

539.07 My Tot & Me

* Patricia Trento, 10 Oneida Ave- Request increase from $300 to $500

539.11 We- Play

* Patricia Trento, 10 Oneida Ave- Request increase from $300 to $500

**22. Youth Activities**

541.05 Equipment/Services

* Bill Nyquist, 49 Mohawk Ave- Proposing decrease to $75 for annual subscription
* Stu Joseph, 25 Old Middleton Road- Proposing $120 (two $60 subscriptions)

541.03 Teen Center Salary

* Barry Mendelsohn, 53 Oakland Ave- Proposing increase to $1,000
* Response: This is only for a couple of hours a day, for a few days a year

542.04 Country Club Reserve Fund

* Bill Nyquist, 49 Mohawk Ave- Proposing reduction from $100,000 to $50,000

**CAPITAL QUESTIONS**

Michael Ilardi, President

* Are there any proposed ballot questions?
* Seeing none, closed

# GOOD & WELFARE

Barry Mendelsohn - 53 Oakland Ave

* Resident comments on Board and Community relationship; not many people come to the board meetings to see how things operate and how things are done; thank the board for involvement, encourage more to participate and understand how our community works

Pat Degnan, 88 Valley View

* Resident is in support of the tennis court project

Michael Ilardi, President

* Reminder to board candidates to send their biography to the office for the newsletter

**Motion to enter into Closed Caucus at 10:30 pm**

**Motion by: Michael Ilardi, President 2nd by: Scot Desort, Director**

**Motion to conclude Closed Caucus at 12:17 am**

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

**MOTION TO ADJOURN AT 12:18 a.m.**

**Motion by: Michael Ilardi, President 2nd by: Mike Stocknoff, Director**

Next Board Meeting is Wednesday, September 22nd, 2021 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President