**BOARD MEETING – August 18, 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**: N/A  
**ABSENT:** MARK KEMPNER

Michael Ilardi, President, called the meeting to order on Wednesday, August 18, 2021 at 8:00 p.m.

Kim Stecher Roll Call

**MOTION #1**: Motion to approve the minutes of the June 16, 2021 Board Meeting.

**Motion by: Michael Ilardi, President 2nd by: Joanne Machalaba, Treasurer**

Discussion: None

**Motion Carried**

**MOTION #2**: Motion to approve the minutes of the July 21, 2021 Board Meeting.

**Motion by: Michael Ilardi, President 2nd by: Barry Silbiger, Director**

Discussion: None

**Motion Carried**

# CORRESPONDENCE

* John and Joanne thanked the board for the gift basket

Response: none

* NJ State is mapping dams and found mine shafts in WML and sent us a letter
  + Response: Ours was remediated years ago; will pass letter to our attorney to review and resolve
* Letter from Jay Weber thanking us for our letter about NJ Bill A4979/S3584; he votes yes; he suggested we call governor as well
* Rockaway Township sent a notification for 137 Lake Shore Drive; they are requesting the construction of a shed and covered patio; Sept 21, 2021 is the public hearing

**GOOD & WELFARE**

**Ed Clark– 60 Miami Trail**

* Proposing three capital questions; Asking how to present them

Response:

* + After the budget review, capital questions are presented

**Jim Relyea- 241 W Lake Shore**

* Resident expressed concern regarding fishing; feels he can’t fish off docks with weeds in the lake; asking to see what we can do to manage weeds

Response: None

**Barry Mendelsohn- 53 Oakland Ave**

* Resident asked for update on Lake/Security Subcommittee’s progress on rule enforcement

Response: Briefly discussed penalties; the subcommittee on this topic needs to meet again to discuss further

**Frances Zegar, 31 Mohawk Ave**

* Resident shared information on proposal to replace playground structures at Beach 1; Prices went up with COVID; proposing to replace structures one at a time at Beach 1 over a few years

# PRESIDENT’S REPORT

Michael Ilardi, President

* Busy summer with Beach, Camp, and our annual financial Audit
* Recognized Ami, Debbie, Joanne, Steve for their hard work throughout the summer

Discussion: None

**OFFICE REPORT**

* July 2021 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

* July 2021 report distributed by email.

Discussion: None

**MAINTENANCE REPORT**

* Mid May through mid-August 2021 report distributed by email.

Discussion: maintenance does an incredible amount of work for three people, considering we’re short staffed

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

* 90% of POA dues collected
* 57% of budget spent; committees please get in all invoices for accurate budgeting
* B&R YTD at $59K net income
* Festival is expected to break even
* Camp should be positive, expenses still coming in

Discussion: None

# LEGAL COUNSEL’S REPORT

* Nothing to report during the public portion of the meeting

Discussion: None

# COMMITTEE REPORTS

Debby Linnell, Co-Chair of Camp Committee

* Camp is holding Color Wars; recognize staff for their incredible work and dedication; Camp has a weekly newsletter; let Debby know if you want to be added to the distribution

Discussion: None

Patrizia Trento, Chair of Women’s Club

* Preschool teachers Holly and Cait have started his week and are transforming the school
* Recognizes maintenance for their dedication to preparing the building inside and out

Discussion: None

**OLD BUSINESS**

None

# NEW BUSINESS

# AUDIT REPORT

Pete Shappe, Audit Committee Chair

* If anyone would like to review the audit in more detail, please make an appointment with the Audit Committee to review; remember that this information is proprietary to WML

Tom Dartnell- Lead Auditor, Nisivoccia, LLP

* Thank you to WML for cooperation, and compiling everything in a timely manner so that they may render an opinion on the financials
* No new accounting policies; no disagreement over accounting policy or procedure
* Report of audit of financial statements for the year ending December 31, 2020
* ‘Full Scope’ audit was done, of all books and records, minutes, contracts; no difficulties in working with management
* Report of POA’s total assets
* Report of advances between WML’s two legal entities
* Report of POA’s liabilities
* Report of POA’s revenue, expenses, investments
* Addition of COVID language on page 15
* Opinion of auditors
* Report of Country Club Assets
* Report of Country Club earnings
* Report of Country Club income as against prior years’
* Report of Country Club income taxes, current and deferred
* Report of ‘cash position’

Discussion:

* + August is the earliest we’ve completed audit in a number of years

# MOTION #3: Motion to contract with VP Security to install 2 additional security cameras & antennae at beach 3 for parking lot coverage at a cost of $1,967.07 including tax. Monies to come from line 531.05. This will overspend the line.

**Motion by: Scot Desort, Director 2nd by: Pat Degnan, Director**

Discussion:

* Clarification that the area has ample light and visibility for the cameras
* We have caught many vandalism thanks to these cameras
* Clarification that this line will be overspent because it was not planned for this year

**Motion Carried**

# BOARD

- Application for Household Membership dated 8/14/2021

* + Consensus to accept: No
  + Recommendation that they apply for an associate membership or attend events and facilities as guest

2022 BUDGET REVIEW

* 1. Athletics
  + 501.02 Equipment/Supplies- $1,000 increase requested for additional sports
  + 501.05 Salary- Requesting increase because swim team program is growing, need 2nd asst coach, increase for tennis attendants as well
  + 501.12 Seed/Maintain A-Field- Request name change to “Maintain Athletic Facilities”; request increase to develop bocce ball court; line will be spent this year on infield clay and tree work at the A Field; expected $10k for bocce
  + 501.14 Umpires- Increase requested for umpires for playoff games
* 2. Beaches
  + 503.01 Lifeguards- This line was underbudgeted in 2021; requesting wage increase for min wage and proper staffing
  + 503.02 Sand Maintenance- This is the increase recommended across the industry; no quotes avail yet
  + 503.08 Repair Equip/Structures- Requesting to rename this line to “Repair/Replace Equip/Structures
  + 503.06 Life Saving Equipment- Will try to spend this year’s budget and reduce 2022
  + 503.09 Improve Lands- Will try to spend this year’s budget and reduce 2022
  + 503.17 Beach Supervision- Requesting a full-time supervisor
  + 503.21 Water Testing- Requesting to open earlier in the year; 3 more weeks of testing and cleaning
  + 503.11 CPO Services- Request name change from CPO Services to Pool Maintenance/CPO Service
* 3. Boat Dock/House
  + 505.01 Boat Docks/House- Request to add a clubhouse bulkhead, additional docks, and land spaces
* 4. Civic Affairs
  + No comments
* 5. Community Planning & Engineering
  + Trying to complete the reserve study for this year
* 6. Festival Day
  + No comments
* 7. Furniture/Renovation
  + No comments
* 8. General & Administrative
  + 513.17 Handbook- Recommended to change to $0
  + 513.04 Voice/Data- Requesting new VOIP system, many upgrades
  + 513.14 Office Automation/Training- Requesting trainings for Microsoft Suite and other trainings
  + 513.13 Payroll Services- Recommending reduction from $12,000 to $9,000
  + 547.00 Credit Card Fees- Removing PayPal as a form of payment will save us in fees
* 9. House Operations
  + No comments
* 10. Insurance
  + Preliminary estimates from insurance broker
* 11. Lake
  + 521.13 Dam Inspection- Estimated dam inspection costs; reduced from $8k to $5k
* 12. Lake Reclamation
  + 522.07 Lake Dredging/Raking- Requesting to test the efficacy of weed harvester before purchasing one; working with lake consultants on a plan
* 13. Maintenance
  + 525.10 Maintenance Salary- increase to $225k; expecting to hire a skilled maintenance employee
  + 525.04 Maintenance Building Materials- Request name change from Maintenance Building Materials to Maintenance Building Materials/Supplies.
* 14. Newsletter/Communications
  + 527.02 Communications Salary- Increase for communications/media specialist role
* 15. Parking Lots
  + No comment
* 16. Plaques and Awards
  + No comment
* 17 Security
  + 531.01 Security Salary- Short staffed in 2021, requesting increase wages to be competitive and in line with minimum wage; added gate guard hours for badge checking
* 18. Real Estate Taxes
  + 533.00 Real Estate Taxes- All properties except Preschool; number is accurate
* 19. Senior Citizens
  + No comment
* 20. Utilities
  + No Comments
* 21. Women’s Club
  + No Comments
* 22. Youth Activities
  + No Comments
* 23. Property Rights- Legal Fees
  + No Comments
* 24. Special Funds
  + 542.01 Capital Improvement Fund & 542.02 Sinking Fund- Discussed reducing the lines

# GOOD & WELFARE

# MOTION #4: Motion to accept ballot question for boat docks from the floor to be put on the ballot:

# Question: Should the WML POA spend up to $80K total for purchasing & building of land rack units & 2 complete water based dock sections forming our current T formations each with its new cement foundation on land at clubhouse shoreline to the left of the 4 existing dock sections? Done to accommodate current & future demand as it is presented to the community. Monies to cover this project would come from the Capital Improvement ($40K) & Sinking Fund ($40K). If this motion passes it supersedes any other competitive motion rendering that motion moot.

# Motion by: Michael Ilardi, President 2nd by: Michael Lynch, Director

Discussion:

* Noted that Lake is already proposing to add a bulkhead and land racks in line 505.01

**Motion Defeated**

# MOTION #5: Motion to accept ballot question #2 from the floor to present to the community:

# Question: Should the WML POA spend up to $60K then $10K additional annually for only the next four years? First we purchase an Electroshock Fish Study (est. $10K) required by lake management company that enables them to intelligently & effectively determine a baseline health analysis of our lake, a total ecosystem evaluation & fish habitat assessment so that they can best recommend, provide & stock the best fish species quality etc to improve our ecosystem. This is all done to improve our proven failing fish ecosystem. Monies to cover this project would come from the Capital Improvement ($30K) & Sinking Fund ($30K). If this motion passes it supersedes any other competitive motion rendering that motion moot.

# Motion by: Joanne Machalaba, Treasurer 2nd by: Michael Ilardi, President

Discussion:

* Noted that expenditures in this motion are not considered a capital expense

**Motion Defeated**

# MOTION #6: Motion to accept ballot question #3 from the floor to put on the ballot for a weed harvester.

# Question: Should the WML POA spend up to $99K to purchase mechanical weed/vegetation equipment to remove weeds, surface algae & lake bottom muck etc. from our lake for the purpose of being more proactive in the immediate aesthetics of our lake water visually while long term making our lake less weedy & more healthy & more usable/functional. Monies to cover this project would come from the Capital Improvement ($50K) & Sinking Fund ($49K). If this motion passes it supersedes any other competitive motion rendering that motion moot. Motion by: Joanne Machalaba, Treasurer 2nd by: Daryl Macallero, Director

Discussion:

* Noted that Lake is already proposing renting and testing the efficacy of a weed harvester before permanently purchasing; also the operating, maintaining and storage costs are being considered

**Motion Defeated**

# GOOD & WELFARE

Glen Katz, 47 W Lake Shore Drive

* Resident discussed security staffing prioritization; feels that security is needed on land as well as the water during the summer

Kristen Neu, 42 Seneca Ave

* Resident inquired about Toddler Soccer for the fall; is there a fee and is there a capacity restriction?
* Response: Signups will begin August 28th; the class is capped at 10 attendees and the cost is $20

Patrizia Trento, 10 Oneida Ave

* Resident inquired about offering facility access to employees, such as preschool
* Response: Employees can be guests of members

**MOTION TO ADJOURN AT 11:43 p.m.**

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

Next Board Meeting is Thursday, September 9th, 2021 @ 8:00 p.m.

Written & Submitted by: Kristen Neu, Director

Approved by: Michael Ilardi, President