

**BOARD MEETING – July 15, 2020**

**PRESENT:**

ROGER CROOK	GLEN KATZ	MICHAEL LYNCH	AMI NICKEL
<del>PAT DEGNAN</del>	MARK KEMPNER	JOANNE MACHALABA	<del>RUSSELL NOLAN</del>
SCOT DESORT	STU KIPILMAN	BEVERLY NEMIROFF	KIM STECHER
MICHAEL ILARDI	STEVEN KOENIGSBERG	KRISTEN NEU	MICHAEL STOCKNOFF
			ROBERT TORCIVA

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ABSENT:** PAT DEGNAN and RUSSELL NOLAN

Michael Ilardi, President, called the meeting to order on Wednesday, July 15, 2020 at 8:00 p.m.

Kim Stecher            Roll Call

**Moment of Silence for Tom Degnan, Pat's Degnan's husband.**

- Tom passed away about 2 weeks ago. He was a 50-year resident. He worked for maintenance after he retired from NYC Sanitation. He was a past Chief of the White Meadow Lake fire department.

Michael Ilardi

**MOTION #1:**            Motion to approve the minutes of the June 17, 2020 Board Meeting.

**2<sup>nd</sup> by Robert Torcivia**

Michael Ilardi            Does anyone have questions or changes to the minutes? None

**Motion Carried**

**CORRESPONDENCE**

Skolsky Family

- Thank you to the POA Board for your kindness and generosity during this difficult time.
- Phyllis in the office. Her husband passed away in March.

Pat Degnan

- Dear President Mike Ilardi and Board of Directors, on behalf of my family I would like to thank you all for the cards, support, meals and donations in Tom's memory to the White Meadow Lake fire department. His passing so suddenly really hit us hard and having your support has helped us deal with our loss.
- Thank you, Pat Degnan

**GOOD & WELFARE**

Debra-Ann Chait – 20 Calumet Avenue

- After the last Board meeting and in between this board meeting, I had friends and neighbors who talked about what went on. I try to stay away from stuff on social media. I got feedback on the discussion that came up with the possibility of a rebate coming back and discussed whether it would be a check that would be issued right away when they figure it out or being posted towards next year's dues. I got the feedback from people that whether they were able to pay their dues right away or they struggled to pay it, their dues were paid. They did not want to see a check, as much as everyone felt that getting a check in the mail would be nice, but being notified that there would be a rebate and having it posted towards next year's dues would be preferred. This year when next year's dues come out, they will have a credit and less that they have to pay then. They also said that maybe it will make some people happier by putting it on next year's dues statement, and therefore, it might bring the dues under \$700 making a lot more people happier. I thought it was good feedback and thought you should know it. It's a nice gesture and by telling people that it will be done they would like to see it taken off next year's dues because they have already paid this year's dues.

- I was talking to a camp director, and this is for Bev. Kudos to you, Bev, for running the camp program as a volunteer and not being paid. He works all year as a camp director putting together a camp program. He asked about what was happening with White Meadow Lake Camp and who puts it together. He was in total shock when he heard that a volunteer does it, doesn't get paid and knows how much work goes into planning a summer camp program. He acknowledges all the effort and hard work you put into a summer camp program.

Mark Kempner – 4 North Lake Shore Drive

- I'd like to point out some things about having this meeting here tonight versus how we have been doing it with Zoom.
- I am looking out in the audience and I think I see one resident that does not have to be here, Pete.
- I understood that last month that there were some 90 residents tuned into Zoom. Yes, I heard that they were all on there complaining and wondering on when we were going to open the pool, but I don't know how they came to that conclusion. 90 people watched us run a productive meeting, led by our president, dealing with all of these issues as they come along. They probably went away from here thinking that this Board is a lot better than I heard they were on social media where we are getting knocked down for years because of things that happened maybe 15-20 years ago. This Board has also brought White Meadow Lake into the 21<sup>st</sup> century with new phone systems, new computer systems, new accounting system, new security system, and internet service all over. Every time this Board has had a chance to upgrade and move forward, they have done it.
- Now, in this day and age that we are living, so many bad things are happening but out of it are a couple of good things. Many companies are learning how to run more efficiently and more profitably by having people work at home. There are less cars on the street, less emissions, less pollution, so there are some good things that come out of it.
- Now, I'm not here to talk about going to Zoom because we are scared to sit in a room together. I'm here to talk about going to Zoom for every meeting except our two Annual meetings where we have to be here. If we can get more and more people involved, more people praising us and seeing what we do, taking more and more steps into the future as this Board has been doing for the last 5-7 years, I think that is what we have to do.
- The email chain last week, I got the idea that we were going to take a consensus. That there was a good part of the Board that felt that we should stay on Zoom. And by the way, Zoom for the month costs about as much as our pizza. I'm asking the president if he made this decision unilaterally, and if he did, should he have or should this be a Board decision on whether we hold our meetings on Zoom or go back to being live and talking to one person in the audience?
- **Response** by Michael Ilardi:
- I made this decision on the feedback I got and most people did not chime in. A couple of people chimed in that we should stay on Zoom because we had 90 people. Rob chimed in about how many people have died and some health concerns and issues with that.
- You can see the deck has a lot of people on it. The lawn has a lot of people on it. None of them are interested in being here.
- Debra-Ann Chait: Saying that 70 or 90 people are on Zoom, and they are all complaining on social media, and they had the chance on Zoom to go to Good & Welfare and none of them spoke up. I don't understand what opening it to them on Zoom and having them hear everything and not voicing their opinion when they have a chance to. There is still a lot of negativity out there.
- Mark Kempner: I thought it was a huge positive that after they watched our meeting they didn't complain and they understood what we were doing.
- Michael Ilardi: If the Board wants to come up with a plan to have an online feature, the Board could work on that. They can come up with a plan, present it to the Board, and the Board could vote to do something. We are just not going to do something willy nilly and put it on Facebook or put it on Zoom while we are here. We only went to Zoom because of the pandemic. I don't argue that it is a nice feature but it is also difficult to discuss things when you do not know who you are talking to. It's nice to know who you are talking to and there are things you don't want to address when who knows who's listening, where it's going to be posted and who is going to hear it. The minutes are available to everybody. The office can answer this question. How many people in the last year have come upstairs and asked for the minutes?

- o **Response:** None.

So that is the interest we have from people. The 90 people sitting on their couch during a pandemic are looking for entertainment. I'm not saying all of them are looking for entertainment. The big majority were there because they wanted the pools open. Our topic of conversation was addressing opening the pools to best of our ability which satisfied them and their curiosity as to what we were doing to that point. When we don't have something like that and when we have an annual meeting with a \$1.6-\$1.7 million budget, we sit here watching the clock to start the meeting with less than a quorum and we are half the quorum. It's hard to sit here and say we are cheating the public out of a meeting because we are having it here. Out of 2,500 homes, there is only one person here.

- Mark Kempner:
- I just think that it should be a Board decision.
- **Response** by Michael Ilardi: And that's what I said. We can come up with a protocol on how we will do it. Maybe the Computer committee can look into ways to do it.
- Mark Kempner: I thought Scot came up with an excellent idea.
- Scot Desort:
- I told you that there were a few options available. It's not something that happens overnight. (several people talking at once) It needs to be done properly. If you do it the wrong way, nobody is going to want to attend if they can't see or hear what they are connecting to do.
- Mark Kempner: How did you manage to do it last month? I'm curious.
- Scot Desort: We were all sitting in our homes individually. Now you are talking about having a Zoom meeting here.
- Mark Kempner: No, I'm not.
- Scot Desort: You're saying to always do Zoom at home except for the two Annual meetings?... (people cross talking at once)
- Michael Ilardi: I like to look at people and ... (??)
- Scot Desort: The intention of my comments were if the Board wished to attend in real life and have an external source for residents who do not feel comfortable coming to the building, we could develop a program to purchase equipment, software and subscriptions to allow residents to attend virtually while we are in the building.
- Mark Kempner: I am taking it one step further by saying technology keeps coming out with ways to do things smarter, easier and less expensive. I'm saying not to have all of us here except for the two Annual meetings, do it exactly like we did it last month, and keep hoping that we get more and more residents. Whether they are sitting on their living room couch or mad about the pool, it doesn't matter, they are listening, watching us and seeing us work. I'm incredibly proud of this Board and I'm proud of this president.
- Scot Desort: If you feel there is no reason why we can't continue to meet in person and allow the residents the option of either coming here or attending virtually. What is the point of us saying we are all going to meet virtually and no one is coming to this building ever again for a Board meeting. It seems to me ... (cut off)
- Mark Kempner: It seems to me that with the technology advances we made all through this community, there is nothing wrong with considering it. When I saw that email, Mike said that a lot of people didn't respond but I saw 7 people that definitely said they wanted Zoom. If there were not a lot of other members responding, that sounds like a possible majority. I'm leaving it to the Board. I just think it is a Board decision.
- Michael Ilardi: The other thing about being here and when we have dinner, I don't see Steve every day or Ami all the time. You know, when we meet, I can talk to Ami about this and bounce things off each other instead of having to call each other individually. We do it as a group during dinner or when we are here. It's a different meeting than what we have on Zoom. (Several people responded that they agree.) On Zoom, we were to the point trying to get through the meeting. I'm not against having it available but I think a committee should be formed, maybe the Computer committee, and come up with a plan and present it to the Board of what our options are. We should then have a vote of what we want to do. I think we should still meet here and if we want to have a remote source that people could tune into then we could do that.
- Pete Shappe – 10 Valley View Drive
- Respectively Mark, right now if you went out on that deck and lawn with a pad and took a survey and asked how many people want to come in, I guarantee you it's zero. If you asked how many would go home right now on this beautiful evening, and sign on to Zoom to watch us, it would be zero. Why, because there aren't any issues. Till there are issues, there will be a 100 people here like last meeting. I guarantee you and I will put money on it right now, \$100 bucks, that if you go out there, there will be zero that will walk into this room on this beautiful evening or go home to sign on to Zoom to hear us.
- Mark Kempner:
- If we have a Zoom meeting, no one out of our 2,500 families would sign in?
- **Response** by Pete Shappe: No one.
- How about we try it before we make an assumption.
- **Response** by Pete Shappe: We did last month.
- We got 90 people.
- **Response** by Pete Shappe: There was an issue last month.
- So?
- **Response** by Pete Shappe: There is no issue this month. The pool is going to open ...(cross talking-inaudible)

- Scot Desort: There may have been about 5 people. One of them may have been Pete, Barry Mendelsohn...very few people. If you watched carefully last month on Zoom, the minute the topic of the pool was done, everybody logged out. **Response** by several: Not everyone, a good amount.
- Scot Desort: By the end of the meeting I think there were two people.
- (Several people talking at once. Inaudible)
- Michael Ilardi: We are not coming to a conclusion tonight. We will have a Computer committee, they will setup a meeting, we can go give our opinions to them and they will come up with something to present to the Board.
- Steven Koenigsberg:
- I like being here. That being said, I had to bust my ass to get here from a lacrosse meet in Coltsneck, 2-1/2 hrs. away, to be here tonight versus if I had an option as a Board to say I can't be here but I want to participate and having a Zoom option I think would add value.
- I've got texts from people sitting at the bar saying they wish they could log on to Zoom to watch and enjoy both. Zoom allows you to log in on your phone for people sitting outside.
- (Several people talking/arguing at once)
- In my opinion, if you have 3, 5 or 10 people logging in, that's 3, 5 or 10 more than what we had before. Maybe they will decide they want to volunteer for a committee or run for the board.
- I was never able to attend a meeting because I was raising 3 kids. I did not have a Wednesday night of 2-3 hours where I could sit in the Clubhouse when my kids were little. I volunteered for the Board because my kids are older. There are a lot of young families in the community. A Zoom option simply grows our audience, doesn't limit it.
- Robert Torcivia:
- I agree completely. I have been on the Board for 4 years and I don't remember a single meeting where there was ever 90 people. We've had a lot of different issues. The pool was a big issue. The beaches. I get that. We had a lot of issues with what went on in the bar. We had a lot of issues before that, that were contentious and we get 30-40 people. When we had the tennis courts, it wasn't 90 people. Mark has an excellent point that you are getting a lot more people because it is convenient for them to do it. Maybe they do have kids at home, they cannot leave the house, and they can turn on their computer. You also have, I think, a special responsibility right now because most of the time, the people who do come are retired. A large majority of the people who are coming are over 65 years old. For them to come now is dangerous. Much more dangerous than it is for me or for most of us simply because at 70 COVID is a killer. Your odds of survival is Russian roulette. None of us would play Russian roulette for a million dollars. We are not going to go to a board meeting to play Russian roulette. There is a second wave coming. We know that. Scientists are saying no doubt, fall is coming and we will have a second wave. New York and New Jersey were the hottest spots in the first wave. My point there being that we are probably going to have to go back to Zoom because Governor Murphy is not going to give us the option of not doing it in November, December or January when that second wave hits. So, it makes sense for us to keep it there as an option, try and develop it, get better and do what we have to do. This is not over. We have another year at least before we have a vaccine. Not my opinion, but CDC's and WHO's opinion. The fastest vaccine ever developed was 24-months. We're not there yet. We're not even at 8-months yet. We have like a 100 companies trying and I hope we get faster but 24-months was a record set. So, my point is, I hate being an alarmist but this thing even if it doesn't kill you can cause brain damage, attach to your heart and lungs and people who have survived it have permanent lung damage, even young people who have survived it. It is not something to be toyed with. I just think that we have a responsibility to allow people to continue to participate in a society without saying, well, if you don't come here and take these chances you clearly don't care. That's not the truth. A lot of people have their parents at home. If you are taking care of a parent, you are going to think twice about exposing that parent to somebody else. If you have a baby at home. My daughter has a heart condition. There are a lot of people in our community whom have a different issue than me and my wife at 40 years old, or whatever. I just think we need to consider it very carefully.
- Michael Ilardi:
- No one is saying not to consider it. Go to the Computer committee, come up with a plan and come back and present it to the Board.
- Mark Kempner: We have to come up with different options?
- **Response** by Michael Ilardi: Right.
- Scot Desort:
- It's not something we can just turn on and say here it is. It's in a room that's big with this many people and this much space.
- Michael Ilardi: It took the Township many months to put their system in.

- Joanne Machalaba:
- I think for me, is this our goal to make the meeting more accessible to people who don't want to come to the Clubhouse? If our goal is that, then we should think of a way to do it. As long as we can have meetings here, which right now we can legally do this and we are doing it, and as long as we can we will have the meetings here. If you show up or can't show up, read the minutes. If our goal is to make it more inclusive and let them dial in or Zoom in, then we should actively figure out the technology and make the outlay. Personally, I loved that 90 people showed up. I don't care if they have a pet peeve about the pools, beaches, tennis courts or the land sale. I don't care if that's the motivation to get here because they get here and then hopefully they actually go wow, this is a lot harder than I thought it was looking from the outside on Facebook. This is a lot harder. This Board actually does talk things through. They actually care about us. I would love for people to come and if there is one pet peeve they have or one thing that motivates them, bring it on, show up, dial in and get here. Hopefully we dazzle them with what we are doing and they see how much we care and how much effort we are putting in, and they walk away and they go you know, I shouldn't diss that Board so much because they are actually working pretty hard and they do have our best interests at heart. Or they say, no, it's exactly what I thought. They are a bunch of buffoons, clueless, spending my dues, which is what I don't think they are saying. I would say bring it on. Let us give them the access to join this meeting. That's where I am coming from, if this Board wants to do that we should definitely go find the technology, let the treasurer know how much it will cost and Ryan and I will find the money.
- Michael Ilardi: I think the Board should be here. (Several people cross talking-inaudible) Being a Board member is a commitment. When you don't have the time to commit to it, then you attend committee meetings when your time allows.
- Mark Kempner
- It's not about the Board members having the time, it's a question about how to best function as a Board in the year 2020 and going forward. We did not have these options 10 years ago.
- Michael Ilardi: I think the best option is to be here in person.
- Many people all talking at once-again mentioning it going to committee and then bringing it back to the Board to take a consensus.

Glen Katz – 47 West Lake Shore Drive

- Tonight I would like to talk not as a Board member but as a member of the community of White Meadow Lake.
- I have 5 boys and we all have some kids.
- I just want to commend the Board on what we did the last few months and I don't think we all hear that enough. We all busted our asses to get things opened and to get our community up and running. Basically, it is a time we have never seen before, like ever. The hours that we have put in, and I am on the Little League Board too and I am Vice President of the Little League, and the plans we have gone through, the hours and hours of work, phone calls and emails and all the stuff that no one sees that you guys do. I just want you to know that the community as a whole, and me being a community member for over 20 years, appreciates it because if my kids were stuck in the house I think I would be at the police station right now and not at the Board meeting.
- I really, without going into a long winded thing, Bev stepped up and got the beaches and pools open with a lot of help from others, but she did it. We built the playground, the bar is open, and I can go on and on. The lake looks awesome. The amount of people on the lake is like nothing I have seen in my years here. We are all responsible for that so we should all feel proud of what we do, hold our heads high and feel good about it. It makes me feel good that I was just a little part of that. So, I just want to thank everybody.

Michael Lynch - 93 Lake Shore Drive

- Zoom: I don't think it's either zoom or the meeting. I think there's a happy medium where you just televise what we are doing, similar to the Parsippany Board meeting you see on local access all the time. There is one-way communication, they hear what we are doing but they are not inputting. I think any transparency is better than no transparency. (Cross talking-inaudible.)

Hannah S. Email

- It talks about looking into an app for counting the people at the pool that could be put online. There are apps available that people can just go online on the White Meadow Lake Facebook page where you see a live count to know if the quota is met or not so you can pack up and go to the pool. I will forward this email to Bev, Ami, Charlie and Scot and see if that is something that can be looked into.
- Scot Desort: I did see that posted. It looked like there was no charge, it's pretty simple and counts people coming in and out. You log onto the link and instantly see, as a resident, how many people are at the pool. Obviously you have to do it pretty quickly because it could change but could get a pretty good idea if they are close to capacity or if there is room for 20 more people and they have a chance to get in.

## **PRESIDENT'S REPORT**

### **Boat Sticker Day**

- I would just like to thank the office for dealing with the boat sticker day. It heard it was very successful. There was actually nobody waiting at the end of the line at Dunkin Donuts, as it was suggested it would be.

### **Athletics**

- The playground equipment looks great over there. I know it is not open yet because the cement is curing. They did a really nice job.

### **Maintenance**

- If you look around the building, they have been working on the property with all the mulching and cutting everything.
- Maintenance is constantly busy and it is amazing as to what they accomplish.

### **General**

- Another thing about being stuck at home during this time, Charlie made a good point earlier, that people used to come here in the summer as their summer home. We live here so at least we are not locked down some place where there is nothing to do. As you can see, the lake is crowded all the time. I used to go out 4th of July weekend when I moved in, and I've been here 29 years, there would be 3 boats on the water that weekend. Now you go out there on a Tuesday afternoon and there are dozens of boats and kayaks and everything. I've always said that the more people that use the facilities, the less that abuse them. We are kind of stuck here, but we are lucky to be stuck here.
- The other thing, and just to recognize Beverly, because basically I say it every year but this year it is twice as much and it's like a full-time job with the beaches and camp this year. We did not have camp but she still had a lot to deal with finding out if were having camp or not. (Michael presented here with a gift.) She puts in unlimited hours to get done what needed to get done this year such as getting the pool open and dealing with the beaches. She is always around checking up on everyone and making sure it is being done correctly. I just wanted to recognize here in a small way.

## **OFFICE REPORT**

- July 2020 report distributed by email.

## **SITE MANAGER'S REPORT**

- July 2020 report distributed by email.

## **MAINTENANCE REPORT**

- July 2020 report - None

## **TREASURER'S REPORT**

- July 2020 report distributed in packet.

### **Dues**

- We collected \$1.4 million in dues, which is 82% compared to 90% last year. We are tracking a little behind on dues but we expected that. We had no hardship cases.
- We spent 43% of our budget so far this year, which is kind of on track with last year at 45%.
- So to answer people's questions about why they have to keep paying the amount of dues they pay because services are shut down and we are not spending as much money, well we are spending as much money. The infrastructure here costs money to maintain. Now that we have opened up some of the facilities, some of the costs are going to go up. That's a really big telling sign that we are spending 2% less than we spent last year. We have maintenance and overhead that needs to be maintained.

### **Cash Summary**

- We are very fortunate that we have \$2.3 million in our cash accounts across a number of accounts.
- If you look at that cash summary you know that the FDIC limit is \$250,000. Ryan is doing a herculean job in managing these monies. One of these accounts is the Chase account, which is our spending account. That will go down as we are spending. The other is our Merrill Lynch account. Ryan is working to move that into CD's and that will happen shortly. Just trust that we are on top of this. It's a juggling game.
- If you look at the interest we made last year is more than we are making this year. The interest rates have gone down from something like 2% to like .25%. We are constrained by our Constitution of where we can invest this money.
- (Joanne is talking with someone but not speaking loud enough and inaudible.)

### **POA budget**

- We spent \$727,000, which is pretty much on track to what we spent last year.

- You will see that the credit card fees are over budget by about \$3,500. That is mainly due to PayPal. We consciously opened up PayPal so we could allow people to pay their dues this year who couldn't come to the office. We would like to look at that PayPal expense and thinking about keeping it open as a service to our community but it costs a lot of money.

#### **Insurance**

- Rob has heard me on this one. We are tracking 88% of our budget. We are hoping to get some money back because pre-school was not open, camp was not open, and some of the things that we are covering that would have been a liability for things we are not using.

#### **Country Club**

- So far, the net balance on Country Club is \$43,000. Last year at this time it was \$349,000.
- Country Club is hurting.
- Camp refunds was about \$200,000.
- Bar & Rental is down about \$40,000.
- Pre-School had refunds. Allocations on that are down about \$6,000 compared to last year.
- We need to continue to manage our spending on the Country Club side. To not make financial commitments that we can't get out of if we are not going to spend the money.
- If I start asking questions about Country club spending, it's coming from a place where I want to keep Country Club as whole as possible.
- Overall we are fine, financially. We are expecting dues to catch up and Country Club revenue to pick up a bit.
- Michael Iardi: On the \$349,000 versus \$43,000, please explain that.
- Last year at this time, if you look at the Country Club budget, all the income and then the expenses, we were sitting with a net of \$349,000. This time last year we had all that camp revenue and pre-school revenue. We also did pre-school applications.
- Michael Iardi: Right. (several people talking-inaudible) We did not have the expense yet so that is not a true (change of thought track) Revenue was not expended in salary and everything else. Camp doesn't make a big profit so most of that money was going to be then in spending. If you look at camp, let's say in September, it would be much more even than it is right now. If we looked at this last month before we gave all the camp and pre-school refunds, it would have much more. It's not as dire as it sounds.
- We also don't have that money in the bank and earning interest on it.

#### **Contracts**

- I want to clarify the process by which we do contracts and payments. I'm not sure the committee chairs and people who do contracts and process payments. There is a little cheat sheet in your Board packet entitled "White Meadow Lake Contract Approval and Payment Process Abbreviated guide (Adapted from the Administrative Guidelines). For all of you that actually hire people, do contracting and ask for money: once you identify work has to be done depending on the limit, you know the 3 bids and \$2,000 limit, we want to make sure we have W-9's from all the suppliers. It's a tax reporting obligation. When you submit a motion and bring it to the Board, this little grid tells you what level needs to be approved or an FYI to the Board, then the work gets done. The upfront piece is probably not the issue. The bigger issue is once the work gets done, we need the committee chair or site manager, someone who knows the work was done to the contracted scope and send an email. You don't have to come to the office or send a requisition. Just send an email stating that the work was done and pay the invoice. As a treasurer I can't sign checks to people if I do not know if the work was actually done. I need you to tell me whether the Township inspected it for permit work, the work was done and it's okay to pay. That needs to go to Michele and she puts together the payment packet, the PO and information for Ryan to cut the check. You don't have to come to the office and don't need to fill out a requisition. The email saying the work was done and please pay this invoice will go into the file. The initial, mid or final payment invoice needs to be attached.
- Pate Shappe
- I will speak for the Audit committee now. I think our auditors will be very happy with that step. It's an added step showing verification. At some point, the auditors do ask how do we know and you are putting a fiduciary responsibility in place.
- Joanne Machalaba:
- When you say we are adding a step, I think it is a step that should have always been there.
- We pay our bills within days and weeks when they come in. We don't have to do that. The prior treasurer did it, I think, every two weeks when they came in to do payroll. I am actually happy to come up every week and, if needed, come up in a day to sign things. What's more important is for you guys to say the work was done and the right documents are in place like a warranty. We're ensuring the community we are managing the money and the Board is being effective.

- I'm hoping this makes it easier and clearer if anyone has confusion on the steps.
- If you have any questions, reach out to myself, Ryan or Michele to have it clarified.

## LEGAL COUNSEL'S REPORT

- This was said by an email thread, said by Glen early on, it was said again by you, but I will just say that we worked with Bev a bit on the pool reopening. She put together the plan and she asked us to take a look at it and review it. The first thing I thought when I looked at it was that it looked really labor intensive and that's the kind of thing that I sit around and do all day. I don't know how much time she put into it but I suspect that Bev put a lot of time into your pool reopening plan. She did a really, really good job on that.
- Nothing new to report at the public meeting.
- Keeping busy on other various researches, assignments and projects.

## COMMITTEE REPORTS

### Nominating Committee – Michael Ilardi

- They have a change of the due date for the application for a board seat. If you are looking for a board seat, it was originally August 29<sup>th</sup> and now they would like your application to be in by August 15<sup>th</sup> the latest.

### Blood Drive

- There is a blood drive here tomorrow from 1 pm to 7 pm.
- There will be food trucks and the bar will be open at 4 pm.
- If you are interested in that, just come a little later to donate blood.

### Athletics – Glen Katz

#### Playground

- It is in the process of being built at the A-field. It looks great.
- The guys that installed it were incredible. They got there at 7:30 am on Saturday, asked if certain things were okay, and went to work.
- If you have not had a chance to go over there, please take a ride past.
- No concrete has been poured yet. They are coming on Saturday, and possibly Sunday as well, to finish the job.
- The playground should be good to go towards the end of the weekend from their end. Then our end comes in where we have to get a sub straight which could be a mulch product we were talking about. Charlie called me today about it.
- Steve, you called the Township on it. Would you like to share what you learned today?
- Steven Koenigsberg
- Scot Benton, our playground sales guy, who is also certified risk/safety (?), also does playground specs.
- He told us back when we started this process that as a private community we are not subject to a lot of the Township requirements. The Township is building one at Dwyer by the same company and there are certain things they have to do for the Township that we don't have to do. That being said, doesn't mean we shouldn't do it and doesn't mean we can't do that. It just means that when we get inspected they are not going to say this does not qualify because it is not ADA accessible or you didn't use the right mulch. To be careful, I called the Township today and spoke with the Rec department, the head at the Building department and basically he said the same thing. He said we have criteria about mulch, I will send it to you and would recommend that you follow it. If you don't, it's really up to you. He's going to have the Township engineer give me a call just to basically reiterate the same thing. The goal is we need to put mulch down and need to put down sub straight. What we choose to do, I recommend we use the best we can and make it an investment. I say we take a truck over to the Township and get free mulch as the base layer and put a nicer layer of mulch on top of that and the Township could care less. It's not going to be part of the inspection or approval processes. Aesthetically we want to make sure we do the best job we can.
- Stu Kipilman
- What about from an insurance standpoint about what we should or shouldn't do? Do they have any recommendations? Once you replace something that may not have been be ADA compliant, it may need to be ADA compliant now. Things change when you make a change. Although the Township might not require it, our insurance might. I think we should cover all bases.
- Robert Torcivia:
- We are already insured for the existing playground as it was and the equipment is a lot safer. I don't think there is any significant change. I will check.

- Steven Koenigsberg
- If you recall when Scot Benton came, we actually asked him this question. As a courtesy to us, he actually went and inspected every one of our playground sites except for the circus because he couldn't get through the gates. As he mentioned in the meeting that day, we are not required to meet any standards as far as our playgrounds. With that being said, he could upon request give us a list of all the things in our playgrounds that would not be ADA compliant. In essences what he said was you're under no requirement to do anything until someone gets hurt and gets sued and then your insurance company could say you should have done it this way. He said that to us in the meeting. There is a difference between what we should do and what we are required to do.
- Charlie Bogusat
- I don't want to say anything against the work that Glen and Steve are doing. I want to share this with Glen and Steve. I have a responsibility to share what I know from my past experience dealing with playgrounds and that is the surface of the playground equipment should be at the very minimum be triple shredded mulch. It should not be the regular mulch that you use for your planting beds. I do have to say that the mulch from the Township is a lesser grade than mulch that you buy from Metro Supply or the bags from Home Depot. You know what, I don't care what you do, I shouldn't say I don't care what you do but I don't want to object to what you do. I just want to let you to know that my experience with the playgrounds in White Meadow Lake I was always told that I had to have triple shredded mulch. Now, perhaps a way of saving money is by using a lesser grade of mulch first and definitely have several layers of triple shredded mulch on top of the lesser grade mulch.
- Glen Katz
- Why I brought it up is because I want to see a consensus here and what you guys are comfortable with. This playground is going to be done next week. We want to get it opened as soon as we can.
- Michael Ilardi
- When you say sub straight, are you talking about framing it out so it has a border?
- Glen Katz
- The actual stuff, the mulch.
- Michael Ilardi: No frame around it?
- Glen Katz: No.
- Keep in mind that there was nothing there prior, just the grass and dirt.
- Michael Ilardi
- My personal opinion would be to get the free mulch from the Township. They might even bring a truck load over for us, if we ask them, and dump it there. They won't backhoe it into your own vehicle unless you really get lucky. Maybe you can bring a dump truck and just dump it there and we can shovel it. Then we can get the triple shredded mulch that we can get with the dump truck and top it off with that so it looks nice and finished. If we need 8", then we could do the majority of it with the free stuff and top dress it with the stuff we have to pay for.
- Beverly Nemiroff: Charlie, at the drum pool, isn't that a special mulch that you put down there?
- **Response** by Charlie Bogusat: Triple shredded.
- Glen Katz: Charlie, how much is that per yard, do you know?
- **Response** by Charlie Bogusat: Expensive. I got it a couple of years ago so I forget.
- Several people responded that it's like \$30 per yard.
- Joanne Machalaba
- Are playgrounds open now? **Response:** Yes.
- If you look at Parks Lake and some of these other places, I'm not sure they use mulch.
- **Response** by Michael Ilardi: A lot of times they use rubber mulch.
- Joanne Machalaba
- Would it be more cost effective to bite the bullet and do the rubber stuff that might last 3-5 years than buy \$30/yard mulch?
- Scot Desort: I would suggest that we use ...
- Several people talking and once and not talking loud enough to transcribe comments.
- Charlie Bogusat: Rubber mulch is more expensive that triple shred. The reason I shy away from the synthetic material is that it has to be dug up while the triple shredded was less expensive, natural and decomposes.
- Steve Koenigsberg: Scot Benton does not recommend using the rubber and I forget exactly why. Maybe there are chemicals in it or something.
- Stu Kipilman
- From my perspective, these are kids in the community that are playing there and so your concern about cost shouldn't be. We should be more concerned about the quality of the product of what we do. I would spend whatever we need to for the triple shredded mulch and have it the safest and the best. From the standpoint of our

kids and liability, that extra money will not break the bank. I think you have to do what you have to do to make it the safest it can be.

- Joanne Machalaba
- And if we did it at the other playgrounds, why would we not do it here?
- Mark Kempner: Do you have any idea how many yards we will need?
- Glen Katz
- That was going to be my next question. If I go down there with Charlie and Kurt, and we figure out approximately how many yards we need, get some pricing on it, and then maybe send out an email to the Board? Maybe we can do something along those lines?
- Mark Kempner: I guess we don't need more than 20-30 yards.
- Glen Katz
- There is the playground and then then swing set. They do recommend that we link them together.
- Joanne Machalaba: You probably don't need a motion, probably and FYI.
- Someone stated that it's probably under \$750.
- Beverly Nemiroff: What is the lifespan of the mulch? **Response** by Charlie Bogusat: A few years.
- Michael Ilardi: Then we just have to add to it, not replace it, because it decomposes and you top dress it. Let the committee make the decision. I don't think it needs a Board ... (change of thought) consensus from here and use your best judgement.

#### **Outdoor Exercise Classes**

- I have been getting a lot of inquiries about, and the committee is in favor of this, doing obviously with social distancing, a lot of gyms have opened up. They are doing outdoor classes. I have had a lot of interest about Zumba. Kristen emailed me the other day about starting Yoga again. A parent asked me about Karate.
- Where do we stand as far as those things? Do we have a safety plan in place and protocols? Are we in favor of doing that because I would like to move forward with that if the Board approves it?
- **Response** by Michael Ilardi
- As long as we meet the protocols that are in place, we can start doing what we can do.
- Outside we have very few restrictions.

#### **Office Staff**

- Glen Katz
- I would also like to thank our office staff because without them I would be completely lost with everything I do. I appreciate you.

**OLD BUSINESS**           None

### **NEW BUSINESS**

**BOARD DISCUSSION**   To pass a resolution to request that the Township police officers enter POA property to support our security officers.

Resolution to Request that the Township police officers enter POA property to support our security officers by:

- Ticketing cars illegally parked in handicap spots, pursuant to N.J.S.A. 39:4-138(o) at the White Meadow Lake Beach and Pool parking lots, Boat ramp parking areas, and the White Meadow Lake Clubhouse.
- Ticketing cars that are parked in spaces marked with "no parking" signs, pursuant to N.J.S.A. 39:4-138(g) at the White Meadow Lake Beach and Pool parking lots, Boat ramp parking areas, and the White Meadow Lake Clubhouse.
- Ticketing cars that are parked too long in spaces marked with 30 minute only parking signs at the White Meadow Lake Clubhouse.
- Ticketing cars that are parked in the Fire lanes near the White Meadow Lake Clubhouse and White Meadow Lake Boat House, pursuant to Rockaway Township Code Section 13-4.1.

The White Meadow Lake Country Club and POA will conform to any State or Township requirements necessary to permit the requested acceptance and enforcement.

The White Meadow Lake Country Club and POA has provided the necessary and proper signage and surface markings. And is willing to update the signage and markings if requested to do so.

**Discussion**

- This is what the Township requires if the Board passes this Resolution to allow the police to enforce the different codes for handicapped parking, fire zone, etc. on our property. We have done this in the past, I guess it expires or they just need it updated from time to time.
- We need to pass this Resolution to allow the police department to assist our security team when cars are parked illegally.
- Any questions?
- Charlie can get this over to the Township after it passes.

**CONSENSUS** to pass this Resolution: **YES**

Steven Koenigsberg Chair, House Ops/Maintenance

**MOTION #2:** Motion to hire Olde World Restorations to repair the fascia board on the A-Field Pavilion and flashing at a cost not to exceed \$2,500. Money to come from Country Club.

**2<sup>nd</sup> by Michael Ilardi**

**Discussion:**

- Did we get multiple bids on this?
- Charlie Bogusat
- This was the same contractor that did the other two fascia boards on the building. In the process of doing the other fascia boards on that site we discovered that the third one needed to be done.
- When I went up on the roof with the guy doing the fascia board, he showed me how initially that roof was done incorrectly around the edges and that's what lead to those boards rotting.
- I hired this guy to do the same repairs on previous jobs at the other pavilions at the other beaches. Carpenters are required to do it. A roofer is not going to be interested in doing a fascia board. This guy basically had to fill two requirements: the carpentry and the roofing. This guy was originally the lowest bidder and did it for us in the past. He was the lowest bidder when we did the gutters at the carport. So he has been a consistent low bidder over the years, having been a consistent admirable craftsman dealing with this particular situation where the roof meets the edge of the woodwork, he was the ideal candidate to finish the job that we hired him to start.
- Joanne Machalaba
- If I am understanding this correctly, this was the contractor that was doing the work when we discovered this particular job needed more work?
- Steve Koenigsberg
- The pavilion has four sides. He was working on three sides, we didn't think we needed to do the front, but when we went to take down the signage where the name is, they realized that there was complete rotting behind it. So, while he was already doing the job his original bid did not cover this work.
- Joanne Machalaba
- This is not the same thing we discussed about the trees overhanging the roof? **Response** by several: No.
- During the course of this work, Olde World Restoration found this problem and it is going to cost us \$2,200 to do this repair work.
- Scot Desort: It is coming from Country Club because it is a repair to the building? Is that why it is coming from Country Club?
- **Response** by Charlie Bogusat: The reason it comes out of Country Club is because the initial repair for the project came from Country Club and the follow up repair is coming from the same source as the beginning of the project. It is a camp facility.
- Joanne Machalaba
- Under Country Club there is a repair and maintenance line and Beautification & Restoration. I'm not sure if ... (inaudible)
- **Response** by Michael Ilardi: Right. That was discussed with the first motion.
- Questioned whether this falls under capital improvement.
- **Response:** No. It is a repair. Not something we are adding.

**Motion Carried**

Steven Koenigsberg Chair, House Ops/Maintenance

**MOTION #3:** Motion to hire Eastern Contractor Services to install insulation in the Clubhouse attic at a cost not to exceed \$8,000. Money to come from Country Club.

**2<sup>nd</sup> by Michael Ilardi**

Discussion:

Stu Kipilman

- Did we check any references on him? He was the lowest bidder.
- **Response** by Charlie Bogusat: One of the references I checked who was the lowest bidder was us. He was the guy who did the insulation above this dropped ceiling.

Mark Kempner

- Was this money in the budget for this year for this project?
- **Response** by Michael Ilardi: No, it was not earmarked in the budget for this year.
- Based on the fact that collections are down, I'm wondering if this is something we can put off for one more year.
- **Response** by Joanne Machalaba: We discussed that and given the state of the insulation and the loss of heat, (interrupted)
- Charlie Bogusat
- When we switched over this building and the pre-school from oil to gas we were anticipating a significant savings in energy costs. We didn't realize a significant savings in energy costs because we had no real windows and no insulation above the ceiling.
- Mark Kempner
- I'm fine with this but that's not a good argument because if it was gas or oil, and we fixed the ceiling, we'd be realizing the same in gas or oil. Apples to apples. You're saying we did not save on gas because of the roof but the roof was there for the oil. I understand we need to do it.
- Joanne Machalaba
- This is probably not the best time to make this investment but I think in the short run with fall and winter coming up it will save us money.
- Pete Shappe: This is coming from Country Club and has nothing to do with dues.
- Joanne Machalaba: Except that Country Club cannot afford it.
- Pete Shappe: I understand.
- Michael Ilardi
- Doing this will actually save dues because the utilities come out of the budget not Country Club.
- Joanne Machalaba
- Why is there such a disparity? Actually their quote was for \$7,400 so I am wondering why the motion is for \$8,000? So, \$7,400 going up to \$18,000? Is that the same work?
- **Response** by Charlie Bogusat: Basically it is the same work but the other companies are jacking it up.
- Joanne Machalaba: I do notice that Eastern is not going to do above the bookkeeper's office.
- **Response** by Charlie Bogusat: Right. That accounts for some of the difference but it is still a significantly better price.
- Joanne Machalaba
- Which would bring Acorn almost close to them.
- One other company was going to do thermal testing. Is that worth doing?
- Charlie Bogusat: Thermal testing after it's done? If it's done, it's done.
- Scot Desort: You want to do it beforehand, right?
- **Response** by Charlie Bogusat
- Beforehand we have nothing. There is literally no insulation in the building. This building was built in 1909.
- Joanne Machalaba: To be clear, the difference of \$10,000 in the bid is just because they jacked the price up?
- **Response** by Charlie Bogusat
- Yes. They were making like much to do about nothing. If you look at the bid and the specifics in the other two bids, it's the exact same bid.
- Scot Desort: It's the attic only? We're not blowing anything into the walls?
- **Response** by Charlie Bogusat
- No. The walls are rock and plaster. Between the windows and the insulation we should see a significant savings.
- Joanne Machalaba: I notice the motions always have buffers.
- Charlie Bogusat: I think that is a good idea.
- Michael Ilardi
- I always recommend bumping it because if something comes up then you have to come back to the Board and you don't want to stop the project to come back and amend the motion. It's good to have a buffer.

**Motion Carried**

Robert Torcivia

Chair, Legal & By-Laws

**MOTION #4:**

Motion to amend replace (the now obsolete) Process for Challenger section and Election Committee section of the Procedures and Guidelines in order to comply with New Jersey regulation requiring public counting of votes with the attached new language.

**2<sup>nd</sup> by Michael Ilardi**

**Discussion:**

Attorney

- Michele brought to my attention that because we looked at the new Guidelines and I just wanted to note that per my understanding the only thing we had to do was the public tally. I think Legal & By-Laws kind of went above and beyond. I'm not testing their proposals for public count. I think it is good. Ironically, one of the other new Regulations that I put in my guidance is this kind of stupid overkill Regulation. Now, every motion has to have a price on it for how much the motion will cost. Ironically, this motion according to Regulations should probably say on the front of it that this will cost zero dollars or something like that.

Robert Torcivia

- The email that Rob sent us is basically that this line here that says "Line # \_\_\_\_ \$ \_\_\_\_ from" we need to put a zero there if it does not cost anything. My fault. I should have. That is now a State law.

Michael Ilardi

- What are we changing, where is it written? Section 36 of the Constitution?
- **Response:** Yes.
- The Board can't change the Constitution without a community vote.
- **Response** by Robert Torcivia
- We are not changing the Constitution at all. Section 36 deals with the election committee and the procedures and guidelines is what we are changing.
- Michael Ilardi: Okay, that is what I want to clarify that nothing in the Constitution is being changed.
- Kristen Neu: (speaking too low-inaudible; asked her to speak up)
- Michael Ilardi: It would still need a community vote.
- Kristen Neu: We had this issue before, didn't we?
- Attorney: To change the Constitution, you could not do it by committee vote. This only refers to the Constitution obviously. I agree with that.

**Motion Carried**

**GOOD & WELFARE**

Steven Koenigsberg – 186 West Lake Shore Drive

- It just came to my attention that someone brought up the \_\_\_\_ (??) for the nominating committee.
- I'll be honest that I am not aware of, I think last year I saw it Facebook, but I have not seen any posts to the community as to what positions are open, how it works, and I wanted to get something out on my page.
- People talking but quite low and inaudible.
- I know a lot of people are asking on how to get involved. I don't know if they want to run. I want to be able to quote the process.

Michael Ilardi

Motion to adjourn meeting at 9:17 p.m.

**2<sup>nd</sup> by Roger Crook**

Next Board Meeting is Wednesday, August 19<sup>th</sup> @ 8:00 p.m.

Respectfully submitted,

Debra-Ann Chait  
Recording Secretary

APPROVED BY: Michael Ilardi  
Michael Ilardi, President