

**BOARD MEETING – November 18, 2020**  
(via Zoom)

**PRESENT:**

ROGER CROOK	GLEN KATZ	MICHAEL LYNCH (LATE)	AMI NICKEL
PAT DEGNAN	MARK KEMPNER	DARYL MACELLARO	RUSSELL NOLAN
SCOT DESORT	STEVEN KOENIGSBERG	JOANNE MACHALABA	KIM STECHER
MICHAEL ILARDI	DEBORAH LINNELL	KRISTEN NEU	MICHAEL STOCKNOFF
			PATRIZIA TRENTO

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE:** MICHAEL LYNCH @ 8:03

**ABSENT:**

Michael Ilardi, President, called the meeting to order on Wednesday, November 18, 2020 at 8:00 p.m.

Kim Stecher Roll Call

Michael Ilardi

**MOTION #1:** Motion to approve the minutes of the October 7, 2020 Board Meeting.

2<sup>nd</sup> by Joanne Machalaba

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

**Motion Carried**

Michael Ilardi

**MOTION #2:** Motion to approve the minutes of the October 11, 2020 2nd Annual Meeting.

2<sup>nd</sup> by Russ Nolan

Michael Ilardi Does any one have questions or changes to the minutes?

Pat Degnan:

- Bottom of page 11 under Newsletter/Communications Sharon Prag's address is listed as 115 Valley View Drive and should be 115 Omaha Avenue.

Joanne Machalaba

- Bottom of page 14 under Special Funds Bill Nyquist stated "... we take in rent that the POA pays to Country Club that is intended to be used towards the Country Club Reserve Fund. That's \$110,000 from our budget this year to theirs."
- Noted that the \$110,000 is incorrect, was not caught at the meeting, and wants it noted that it is \$5,000 per month/ \$60,000 per year. Therefore it should be \$60,000 not \$110,000.

**Motion Carried**

**CORRESPONDENCE**

**Letter from Rockaway Township re: 41 Lakeshore Drive**

- They are going to construct an 8 x 12 size shed in the front yard of an existing single family dwelling. The shed is not visible from the road due to trees and a long sloped driveway. It's on the Board of Adjustment public hearing on Tuesday, December 1st. I'm assuming it will be a virtual thing and if anyone has a concern with that, and I don't see one from our point of view, but more for the neighbors that live near there. I think we got notice because some of our POA property is within a certain distance. I just wanted to bring it to everyone's attention and let the Board know we received it.

**Letter from Rockaway Township re: Salt Dome property across from the A-Field**

- They are doing a major renovation. They are removing a building, putting up a much larger building, and redoing the parking lot and that is something that we might want to see exactly how they are going to do it. Our camp people usually park over there because it's the lot that the camp uses but it is not the Township's concern. We can always make an

adjustment with camp and they can park at Beach 2. It will be a lot different look there. They are putting up a fence and maybe we can see about having them putting shrubs there so we're not looking at a big building from our playground areas.

Pat Degnan:

- They are not supposed to be putting the truck wash there. Are we sure it's not going to be the truck wash? That's supposed to go up at the garage up on Green Pond Road. A larger building ... (interrupted)

Michael Ilardi: I did not see anything about a truck wash. I did not study this whole thing.

Michael Stocknoff: The proposed building is about 5,000 or 6,000 sq. feet. It's large.

Michael Ilardi:

- If they did do it with the trucks, and they are going to have a building that big I am sure they are going to be using it for stuff. The trucks would not be driving through the lake but coming in down Old Middletown Road and will affect the people on Old Middletown coming in that way and making the turn onto Montauk.

Pat Degnan: It could create runoff onto our property too.

Michael Ilardi:

- If they were doing a truck wash they would have to have ... they wouldn't allow them to put something into that wasn't recycling the water and have all that stuff within wetlands and distance to the stream and stuff.

Glen Katz:

- I have a couple of concerns with this. The plans that I saw were sent to me by a resident. They call for more than one building in the plans I think. That's the first thing. Secondly, my biggest concern is that camp is there. It is an active area where we have young kids there and if trucks are going in and out of the area, that's a real concern to me. I don't think that that's an appropriate place to have all that Town activity. It does not seem to mix. Kids ride their bikes up to the A-Field and I just don't love it to be honest with you.

Pat Degnan: They didn't mention anything at the last council meeting either.

Glen Katz:

- I'd hate for it to be a resident that lives there and having truck traffic there. These guys get up at 7 in the morning to start work. I don't love it.

Scot Desort:

- The letter from the engineering firm is even a little deceiving. It says that they are replacing a building, parking lot improvements, and other site improvements. That's a little bit more than other site improvements and a little bit more than replacing a building with a similar structure.

Steve Koenigsberg:

- I think the plans call for fencing and gates around the parking lot. Someone posted it on FaceBook. Is this something we even have a say in? It's not like they are coming to us for a variance, right? They already own the property.

Roger Crook: There is no variance. It's a notification.

Scot Desort: We have a say in the Board of Adjustment. Any resident has a say at the Board meeting.

Roger Crook: You can offer an opinion.

Michael Stocknoff:

- Old Middletown could potentially become like Mt. Hope Road with trucks coming in and out of the quarry.

Charlie Bogusat:

- Basically, my understanding is that they want to move a lot of the infrastructure from up at KDM and bring it down here to White Meadow Lake so there will be less traveling for the crews. So, this is not going to be something small. This is going to be bringing south a lot of the stuff that is up on Green Pond right now.

Michael Ilardi:

- The letter is dated November 9th and it says to submit your written comments within forty-five (45) days from the date of this letter. We have some time. We can do an OPRA request to get an electronic copy of what they are doing.

Glen Katz: How can they they think we'd be okay with this?

Charlie Bogusat:

- They don't but their argument is that they are wasting a lot of labor hours driving from the sparsely populated area of the township to bring service to the more densely part of the township. So, therefore, they are bringing everything down here. That's their argument.

Glen Katz: Right in the middle of our recreational area. It's ridiculous.

Pat Degnan: It's a residential area too.

Michael Ilardi:

- They're not saying what they are doing with this property. They are saying that they are removing a building and putting up a new building but they are not saying what the facility is going to be used for.

Scot Desort: Right. Pat Degnan: Yeah.

Michael Ilardi:

- It's hard to understand and this is coming from the NJ Department of Environmental Protection. This is an application submitted by Rockaway Township to do these improvements to that property. We were noticed from the NJ Department of Environmental Protection. So, if we have questions, it's more about that it's near wetlands area. This isn't from the town. I don't know if the town got approval to do all this.

Pat Degnan: No. They are probably applying for a DEP permit.

Michael Ilardi:

- First. Then they are going to have to notify us that they are doing it and then we have to talk to the town about what they are planning on doing.

Pat Degnan: I think we need to let the DEP know that we don't want it there.

Michael Ilardi: Right. So, Rob, do you have a suggestion? Can you look into this to see how we should respond to this?

Attorney Robert:

- I think if you are going before the Board in Rockaway Township, the best way is ... (interrupted)

Michael Ilardi:

- It's not going to the Board yet. This is from the NJ DEP and that's who's asking us for any comments. This is not coming from the Township yet. I guess they are waiting for the DEP permit, and then if they get that, they will move forward with the project and will then have to notify us.

Attorney Robert:

- Writing to the DEP is a frustrating process. Again, I am actually going to give the same comment I was going to give if this was going before the Board which is probably to do it in mass. To have more than one person send correspondence to the DEP objecting, I think that is probably the most effective thing to do. If nothing else, it will slow the process down. We had an issue in one of our townships, West Milford, where there was a wetlands issue and the developer is waiting for site approval from the DEP. A bunch a people in the township objected to it, wrote the DEP in mass and basically the whole thing got bogged down for about a year and a half. So, if nothing else, you can really slow the project down or maybe kill the project. That would be my suggestion off-hand. Let me follow up on it and look into it and I will let you know Mike.

Michael Ilardi:

- We can generate a letter from the Board and explain that we run a day camp and our concerns about, you know, those things but we would have to come up with what to put in a letter.

Attorney Robert:

- You would have to address what the issue is that's keeping the DEP from giving approval. So, if you say something like you are operating a day camp and give your legitimate concerns and if they don't touch on the wetlands issue, if it's a wetlands issue, then it will be kind of immaterial to the wetlands issue. You have to basically explain why the issue that is awaiting their approval is actually an issue.

Michael Ilardi: We have the stream right across the street.

Roger Crook: That is what we have to key on.

Joanne Machalaba:

- I would suggest we get all the facts if there is an OPRA request. The residents that live over there and one of them just sent this to me. Dykstra Walker, a design group, has actually notified residents in that area and there are plans and drawings of what they plan to do. I think maybe a subgroup should be looking at all the facts and formulate the impact that we believe this will have on our community especially in that area.

Attorney Robert: Does anyone know what the block and lot number of the property is?

Joanne Machalaba: Yes, someone can send this to you Rob. I have it here.

Attorney Robert:

- If I have that I can actually look on the DEP website and they have a list of properties that have these kinds of issues.

Joanne Machalaba:

- Block 20503, Lot 12.
- A complete permit package can either be reviewed at the Municipal Clerk's office or by appointment at the Trenton office. So, I think just go to the Municipal Clerk's office and ask about this and get an electronic copy by OPRA.

Pat Degnan:

- You better call first because I am not sure that the building is open again.

Charlie Bogusat: It's not. You either have to call and they usually don't answer the phone or you email them.

Joanne Machalaba: So, does a committee take point on this?

Scot Desort: Civic Affairs? **Response** by Joanne Machalaba: Yes. Russ?

Russ Nolan: Okay, I will take it up.

## **GOOD & WELFARE - None**

## **PRESIDENT'S REPORT**

- Wage and Salary discussed the employees vacation time. With what has been going on this year, people could not travel and they have more vacation time left more than normal and we normally allow them to carry one week. The request was for them to be allowed to carry an additional week. Wage and Salary agreed to that. I just want to let the Board know that we are going to allow them carry an extra week instead of making them take time off at year-end here and then we would have a staffing issue. If no one sees an issue with that, we will let the office know. Laurie is on and she can follow through with that.
- Michael Lynch, I have a gift card from re-org for you. I was going to give it to you tonight but my computer won't allow me to pass it through. I'll leave it at the office and you can get it there.
- I wanted to thank Women's Club. It was kind of brought to my attention and it has kind of been an oversight over the years at re-org that Women's Club kind of operates and most of the time does not have someone on the Board that is representative of Women's Club. They kind of just get everything done. If it's not a squeaky wheel you kind of don't know about it because it's been running so smoothly. I want to recognize Patrizia for that and do have a gift card for her and thank her committee. This year with what is going on, they have just come up with some unbelievable things in lieu of the normal fundraising that could not be done. I'm sure they got some things that they will continue to do when things get back to normal, hopefully next year, because they have been such a success. So few people have accomplished so much with that committee and it really has been an oversight over the years to not recognize them more regularly. So, thank you and please thank your committee. Debbie is on that too.

## **OFFICE REPORT**

- November 2020 report not included.

## **SITE MANAGER'S REPORT**

- November 2020 report distributed by email.

## **MAINTENANCE REPORT**

- November 2020 report not included.

Kristen Neu

- It's not in regard specifically to the Site Manager's report at all, just the Board packet overall. We talked about this a number of months ago having the um ... we get sent the Board packet in a PDF form and it's typically not searchable. We talked about having that done. It was a while ago. It was probably early COVID if not before and still has not been done. I'm just looking for an update on that.

**Response** by Michael Ilardi:

- I do not know how that would be done so if someone can tell the office how that can be done or if the office knows how to do that to make it searchable.
- It seems like a lot of the documents are printed and then rescanned and you can't easily search a document after it's in a worked scanned version almost to call it. I don't know what the right word is but it manipulates it enough that you can't search the document.

**Response** by Suzie Palazzo:

- The only thing is that I would not be sending it as a whole document. Then you're getting everything piecemeal, every little thing separately.

- You would still send it as one PDF.  
**Response** by Suzie Palazzo: I don't know how to mark it to be searchable then.  
Steve Koenigsberg:
  - I think the challenge is because everyone is sending their stuff into Suzie separately and potentially even in different formats or different versions. I'm assuming that's why everything is printed, you make a stack and then scan it as one whole. So, I think what she is saying is if people are sending it in as a word document you have to basically save each individual file as a PDF and I don't know if there is an easy way to merge that. I don't know if someone has a better idea on that.
- The office I'm not sure has the right tools to do these administrative tasks, the right software. So, if that's kind of what I am hearing so, maybe now that can be converted to a task for the computer committee to look into. There should never be a document printed when putting the Board packet together. You should be able to do the entire thing digitally and it would save you a lot of time and, for the most part, the document searchable.  
Suzie Palazzo:
  - I have to print everything anyway. At most Board meetings I have to give out hard copies to most Board members. Most members still want paper copies. I have to print them out regardless.Michael Ilardi: Do you have something you can address this with?  
Scott Desort:
  - Let me put this out to committee. I'm assuming if everybody preparing their minutes in Microsoft document format at this point and then gave it to Suzie.Suzie Palazzo: Most are Word, some are Google format.  
Patrizia Trento:
  - We have been using Google docs and I'm trying to upload them now to Google drive so the Women's Club will have access too. We're not there yet, but that is my intention.Scot Desort:
  - That's okay because Google docs can save in a word format. So, the first thing that has to happen is that there has to be consistency from every single committee that the documents are created in formats that can manipulated easier. Let's just say that everybody uses Microsoft Word. Then there has to be a tool that can take these 19 individual word documents and bring them into one word document and then that can be saved as a searchable PDF because it is not being scanned. The other piece is that a lot of these motions come with additional materials. These are PDF's and paper quotes that Charlie or Committee Chairs receive for various projects that are not in electronic format and need to be scanned. They will have to be added to the packet separately and perhaps would not be searchable. So we could try to find some tool to make at least the minutes, the motions, and the previous Board minutes in a searchable format. That's what we are looking to do, right?
- There's a difference if there is an outside company's document. For the most part, they should be emailing their quotes or whatever packets they have anyway. They should be in an email format. We're not going to go crazy over an external document. At the time, there is not a single thing that is searchable. If we could get to as much as possible, that's a wild improvement. We are not going to go nuts over a third party that's a flyer.  
Deborah Linnell
  - Can't we just use, and I have used this before, I had to use if on a computer and I know they have it for Microsoft, the Office Lens that I have on my phone. You can take a picture of any document, it could be word document, one of those hard copy hand written quotes that sometimes you get, and scan in as many as you want and can convert the whole thing, as many pages as you need, into a PDF.
- That's more for mobile usage.  
Deborah Linnell:
  - No, I'm just looking it up now and there is a program for Windows.
- The issue is not scanning it. That's the problem actually. Printing it and scanning it again is the problem.  
Michael Ilardi:
  - Someone just sent me a text about Microsoft One Note is very searchable. We don't need to solve the problem now. Maybe Roger and Scot can get together with the office. I know we are looking for laptops so maybe we can figure out ... (cut off)
- There's adobe software out there that's probably one that most people heard of and there is other software that does the same things. We can search our PDF's. If I want to say that Lake passed a motion in April, I think it was, go into the April

Board packet, search fish and it will bring you right to where the fish motion is or whatever example you want to come up with. So, we're looking for these tools to be easier instead of searching 100 pages to find something.

Michael Ilardi: Okay, it makes sense. Anyone have anything else?

Glen Katz:

- Charlie, when is that tree work happening? Did you get any update on that?

**Response** by Charlie Bogusat: No. I saw his crew on West Lakeshore today. These guys are so annoying. This is my second guy now that is dragging it out. First was Seneca. We dropped Seneca and now this guy.

- I guess if you can keep us posted.

Charlie Bogusat: If I know he is coming around, I definitely will.

**Women's Club** - Patrizia Trento

- A while back I had asked about our Women's Club storage closet, or whatever we want to call it downstairs. Has anyone gotten back in there?

**Response** by Charlie Bogusat:

- We have been cleaning it out. If you notice we have done a lot of cleaning down there.

- I did. I was down there not long ago. The exterior looks good. Inside the room there is still a lot of, I'm guessing, is white powdery stuff which is part of the building.

Charlie Bogusat:

- It's part of the building. We are going to address that but we have to prioritize what we have to do seasonally. So right now Kurt and the crew have been winterizing the beach buildings, painting the beach buildings and moving docks onto the beaches so I mean and getting the leaves up is a big project.

- As long as it is on your radar.

Charlie Bogusat:

- It is on my to do list. As I tell Mike Stocknoff, his projects are on my to do list, just remind me every month.

## **TREASURER'S REPORT**

- November 2020 report distributed in packet.
- We did finish the 2019 financial audit before we ended this year.
- The tax returns are filed on time. The tax returns went in for both Country Club and POA.
- I want to thank Ryan for doing a lot of heavy lifting and getting a lot of information off to the auditors to complete the audit and get the tax returns done.
- I'd like to thank Mike for picking up the ball from FedEx who did not deliver the package overnight as predicted and Mike had to go get it.
- There will be a presentation by the auditors in December and you will hear more on that. If I get more info in advance I will send it out to you as a pre-read. It is very riveting stuff.
- As for the numbers, if you look at the Treasurers Report page, so far through October we spent \$1,396,374 which is 82% of our budget.
- We are slightly ahead of last year. As I mentioned last month, mostly driven by our credit card fee expenses because we used PayPal a bit more for our dues collection and our insurance is tracking ahead of plan.
- The good news is that dues collection is in the same ballpark as last year and 2018. Dues collection is holding strong.
- If you look at the cash summary page, we overall remain financially strong.
- The funds are up very nicely from prior years especially Sinking and Capital Improvement Funds, as planned. So, we have these available as we need them.
- You'll see at the bottom that Country Club has \$248,540.76 in cash with \$42,000ish in the reserve fund.
- Bar and Rental has been most of the profit this year, bringing in \$22,000. So far as trying to keep Bar and Rental profitable in challenging times.
- Any questions?

Pat Degnan:

- I see that our dues collection for this year, including the past dues, is 97.73%. I want to commend the office and you for the fact that we were able to collect so much in this very trying year.

- Yep. I was just discussing this with Laurie. She has her lien folder and she sends them out and is following up. Thanks a lot Laurie for staying on top of that and being as courteous as possible.

- Several commented that collections is never easy.

- Michael Ilardi: Thank you Joanne for all your work too with the audit, Ryan and the audit committee.

- I don't know if you know that, but we do have an audit committee comprised of Stu Joseph who I think is on the Zoom, Pete Shappe and Stan Moran. They have been a huge help in kind of orienting me a bit on the audit process and looking at trial ledgers and all that stuff. Thanks to the Audit Committee, I appreciate your help.

## LEGAL COUNSEL'S REPORT

- As everyone knows, the Governor is taking things in a more restrictive direction again and that's why we are here tonight. There is a new limit on indoor gathering to 10 people. Scot pointed out to the Board this week that fortunately indoor dining is allowed to continue for the moment. I've heard talk that that could potentially change but it is continuing for the moment.
- Last week there was an Executive Order that put a curfew on indoor dining. The Gold Bar kind of beat that Executive Order to the punch and changed the hours to conform to the 10pm curfew. Hopefully, piggybacking on what Joanne had said about revenue, the Bar is able to continue to operate at least in some regard but we are just monitoring things as they become more restrictive again. Hopefully those things can continue in a restrictive way and the direction in the way things are going right now.
- Keeping busy on other various researches, assignments and projects.

## COMMITTEE REPORTS

### Board Meeting Agenda

Michael Ilardi:

- I think it was commented by Patrizia and Debbie about putting the Agenda on Facebook.
- The Agenda is really not set until pretty much Tuesday or Wednesday.
- Does anyone have a problem with posting the Agenda on FaceBook so people out there can see what they are interested in and hopefully come to the Clubhouse soon or come onto the Zoom meeting.
- We'll do that going forward.

Kristen Neu:

- Are we able to share documents on the Zoom so if we had a PDF of just the Agenda we could share it and the current attendees could see it too?

Scot Desort: You can share a screen but you can't post a document for downloading that I am aware of.

Michael Ilardi: (Kristen Neu talking over Michael Ilardi and could not transcribe)

Kristen Neu:

- The night of the meeting for the people attending it, could we open a chat feature in Zoom and then pop the document in there so people could see it just like we would have it on the table.

Scot Desort:

- We would have to pop a link to the document. We could put the document as an attachment in Zoom. We can upload the document to Google Drive or One Drive or some place shareable and you could create a link to it and share it in FaceBook as well. We can link to it there.

Roger Crook: Or just open FaceBook next to you and have it there.

Scot Desort:

- In the POA Facebook page, there is a document section so they could be uploaded to that page and that way it would create an "historical record" of the Agenda since we started going forward in time. That might be a nice option too.

Patrizia Trento:

- Will the agenda show any of the motions? I know it kind of highlights the motion. I guess I should go back and look.

Michael Ilardi: It shows the the title of the motion and gives you enough to know what the motion is going to be.

### Committee Minutes

Michael Ilardi:

- We are doing a lot better with the Committee minutes. I talked to Suzie and we have a lot in but we are still missing some. If you have some of the older ones, we seem to be caught up with the more recent. If you have any in your folders that you see are missing, if you can get those to Suzie. Keep plugging along with those as it seems like it's gotten better.

## Legal & By-Laws Committee

Michael Ilardi:

- I was reading the minutes and you talked about and came up with an agenda of items to have on your agenda going forward for the next year but you did not list the items. Can that be added?

Kristen Neu:

- We can add them. It's a running agenda that we like to re-address each October or November just to see what we really knocked off and what we really downgraded or switched it around or made it priority. We reviewed the existing list and edited it accordingly. Do you want me to edit these minutes or just put it in ... (cut off)

Michael Ilardi:

- No, just put it in the minutes of the next meeting so we can see what you are working on. It's one of the meetings I normally don't get to.

Kristen Neu:

- I also have something from October, if you saw the October minutes that were included. The Board meeting in October was on the 7th and then our meeting was one the 8th so we were actually able to begin to address two of the items that came up in the October Board meeting. One of the questions or topics for Legal to look at was in regards to the wording we keep finding on ballots whenever the ballot question has to do with funding and dues. So, we threw around some language and I don't know if we really landed on the perfect response right now. We will keep discussing it and you will see some suggestions in there of some ideas and suggestions for wording. If anyone has any ideas or opinions on that please forward it over.
- The other topic for us to review was the, I don't know how to really qualify this, I'll just say what it said in the minutes - The nominating committee members ability to campaign or former nominating members ability to campaign. We did review the topic of course but overall we felt that they are no longer committee members once they are dissolved. They are members in good standing and have the right to vote any candidate they wish. One topic that somebody brought up, which was a really good point is that their support or non support of any candidate should not be about something they talked about in Nominating Committee like I would or would not vote for them because they said this in the interview and there is the confidentiality of the Nominating Committee. So, it is reinforced by Legal and By-Laws each year to the Nominating Committee. If the Board wants us to seek any different direction we can discuss it and the Board can submit a request to the committee if there is consensus of the Board that you want us to look at something but as of now the committee wasn't recommending any changes to the Guideline or the Nominating Committee instructions to change.

Michael Ilardi:

- I think if someone is on the Nominating Committee, interviewed a candidate, and then goes out and campaigns for or against a candidate that was interviewed whether they say it was because of the interview or not because of the interview, people that were aware that they were on that committee know they have inside information, for the lack of a better term, and say they are voting against them because they must know something or heard something they do not like. To me, if you accept that role, you could just quietly vote for who you want to and if you feel if you have to campaign for or against then don't accept the role of the Nominating Committee. I don't know how the Board feels but I think that to have somebody who interviewed people and to go out and publicly campaign for or against I think is just unfair to the candidates that they interviewed. Does anyone else have a feeling on this topic?

Glen Katz:

- I couldn't agree more with you Mike. I think it disqualifies them from being on that committee moving forward.

Michael Ilardi:

- If they accept that role, just like they can't for a position, outwardly campaign for someone.

Steve Koenigsberg:

- I think it also puts the person being interviewed in a position that if the nominating committee has a question, let's say the tennis court question, let's give you an honest answer or an answer that you want to hear so people won't vote for me. I agree that if someone is going to take that spot they have to tell the committee that they have to keep their mouth shut publicly against any candidates that run.

Joanne Machalaba:

- I was at Legal and By-Laws and we had a pretty in depth discussion on this and I do share your sentiment Mike and that's what I said. If you're on the Nominating Committee and you make a statement it comes from you having that role. That was not in the rules or guidelines that was presented to the Nominating Committee and think it should be part of that. I was also on the Nominating Committee and discharged from my duties, and now I'm back to being a civilian and you know

I can state my mind as I see fit. I agree with you and I don't think it's a good policy and it should be put in the rules going forward you should not be actively campaigning.

Michael Ilardi: Can I get a show of hands that the Board agrees with that and can go back to committee?

- **CONSENSUS:** Majority - AGREED

#### **Women's Club** - Patrizia Trento

- Leap in the Lake - December Event
  - We are closely monitoring the new, revised guidelines and our little subcommittee is likely going to be making a final decision shortly as to whether or not to host it this year or postpone it to next year.
- Pre-School
  - A few us met and we are working very hard to get summer fun opened up in the summer.
  - We are also working really hard to get the new registration information and our pre-school up and running for next year. So, we are diligently working with Gloria and work with whatever is thrown at us with regard to the guidelines.
- Tree Lighting
  - Because there is no pre-school this year, we can't do our traditional tree lighting event.
  - We are going to try to do a little holiday something. It will be set-up on the lawn, we're not sure where yet, and there will be a few inflatables. Families can come at their leisure, take some pictures and it's just going to be something festive. We're going to have some inter-themed things out there.
- The Menorah Lighting
  - I still believe is happening. I don't have the official date from the Rabbi.  
Suzie Palazzo: I called him and waiting for him to get back to me.
  - We don't know what happening with this celebration with regards to the new guidelines and restrictions.
- Calendar
  - Please buy a calendar and support our WML Calendar fundraiser.

#### **House Activities** - Ami Nickel

- Indoor/Outdoor Holiday Party
  - Based on the new guidelines at the last House Activities meeting, we were thinking we could do a kind of indoor/outdoor holiday party but I'm not really sure we will be able to do that based on the new guidelines obviously.  
Michael Ilardi:
    - The Bar falls under the indoor restaurant numbers. Those restrictions doesn't affect it. It will still be okay as of now and will have to end at 10 p.m.
    - This will be December 12th then.  
Scot Desort:
      - It's about 60 for the ballroom, plus another 10 for the lounge (not including the bartender) so that is your capacity between those 2 areas. Then you have outside and we will have fire pits.
- Holiday Decorating
  - Sunday, December 6th around 9 a.m.  
Attorney Robert:
    - Beyond the indoor dining restriction, outdoor gatherings are now limited to 150 persons. I don't know how big this gathering is going to be?
    - Responses by a few: Certainly not that big. We are only going to have 3 fire pits.

#### **Computer Committee** - Scot Desort

- I have begun research for the request to bring in some facility to the Clubhouse to enable us to properly broadcast our meetings on Zoom.
- I have met with one AV consultant already. He came to the Clubhouse last week and spoke with me and I had a lot of great conversations basically telling us that if we were just going to try and hook up 16 to 18 microphones in that massive ballroom it would just be noise, feedback and over talking nightmare.
- Basically his proposal, and once I have at least one or two more that I will share with the Board, came in at \$18,000 to provide a system that has microphones built into the ceiling, a 70" television on a cart that can be moved into the room when there is a meeting and can be used by any committee really, the ability to broadcast through Zoom or any other platform we want and record it onto a digital recorder for later transcription.

- It's not a delicate task. It's not an inexpensive task but it's doable. I will continue to get more bids and continue to keep the Board informed as they come in.

Steve Koenigsberg: That was \$18,000 per meeting?

Scot Desort:

- No, that is a one-time to buy the system. Does not include the person to operate it. He has designed it such that we would need an iPad. I would suggest that a few people on the Board learn how to use, therefore if one person is not there the other person can plug it in and control the system with the iPad. There will be a laptop on the cart that you have to login to Zoom with. There will be some controls in that little 3x3 ... and that's in addition to our monthly Zoom cost.
- It does not include transcription services with is being looked into by another committee.

**OLD BUSINESS**            None

## **NEW BUSINESS**

Joanne Machalaba        Treasurer, Board

**MOTION #3:**            Motion to set the 2021 POA dues at \$765.00 per home and \$191.25 per lot.

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

**Discussion:**

Pat Degnan:

- I don't understand why there are actually two motions to set the dues.
- I know one says that we are setting that at the correct amount according to our budget and the other one is offsetting our dues by \$50,000.
- Usually it's one or the other. We never have a choice like this.

Joanne Machalaba:

- I discussed it with Mike and I thought in the past that I saw two motions. Should the second motion offset fail, then we need to have a motion to set the dues, which would be this motion.
- I think the Board is asked to approve this motion to set the dues based on the budget, which is \$1.835 million and we set it. Then the Board has to consider this option to offset. That could be a discussion of how much to offset or don't offset. I think that's the first motion to get the dues set because we have to do that by Constitution and then the second motion has the option to fail.

Pat Degnan: If we pass the first motion, there is no need for the second motion, basically.

Joanne Machalaba: There is because I am bringing a motion and I have the right to bring any motion.

Pat Degnan:

- Personally I would have put the second one on first and then if that failed we didn't have any choice to pass the other one.

Michael Ilardi: It could have been done that way too but either way.

Pat Degnan:

- I'm just considering all the comments that we got at the last Annual Meeting.
- I think if we offset the dues and don't raise them to \$765 we might not get as much flack back but I'm sure we'll get some because there are people that said we should be reducing dues even though we spent a lot of extra money because of COVID. Just my opinion.

Joanne Machalaba:

- I didn't think of it that way. Good point. Should I rescind this one and state the next one?

Michael Ilardi: We can vote on this and still do the other one.

Roger Crook:

- I think it's a good idea that it's in this order because this way the public will be reminded that a lot of them couldn't attend the actual budget meeting. This way the public will be reminded that the dues were \$765, that's the normal right amount for 2021 and the surplus offset it. So, next year there's no oh my god what happened if they go up \$30 or \$40. Try to minimize the impact that there might not be enough surplus to do something like this next year.

Steve Koenigsberg: I agree with that.

Michael Ilardi: Yes, good to have on record.

**Motion Carried**

Joanne Machalaba Treasurer, Board

**MOTION #4:** Motion when setting the POA dues for 2021, the Board will offset the dues by \$50,000 from surplus funds and set the dues at \$745 per home and \$186.25 per lot.

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

Discussion:

Michael Ilardi:

- Is this \$50,000 surplus from Country Club coming back to POA or just POA surplus?
- We talked about the advance to Country Club money.

Joanne Machalaba:

- The proposal to fund this is to take \$50,000 from Country Club cash and move it into POA cash, which will be reflected as surplus there and used to offset the dues.

Michael Ilardi:

- If this passes, that will happen. If this motion fails that will not happen at this time.

Joanne Machalaba:

- There is not enough money in POA surplus to take \$50,000.

Roger Crook:

- We can't vote on this then, can we?

Joanne Machalaba:

- We can because we don't need a vote to transfer money from Country Club to POA.

Pat Degnan:

- There is nothing in the first motion that says we were transferring money. Even though the second motion doesn't say we were transferring money from Country Club to POA to do the surplus.

Joanne Machalaba:

- It is my understanding, and I will ask.
- I told Stu Joseph that I might tap into him on this because my understanding of how this works is that the Board can be informed about transferring this money from Country Club but it is really an inter-company transfer that we do.

Michael Ilardi:

- I agree with what Joanne just said. I just wanted it to be clear that we were going to do that.

Joanne Machalaba:

- Stu do you want to articulate more elaborately than me?

Stu Joseph:

- One clarification is there is money in surplus to handle this \$50,000 so, you can do it whether you transfer any money or not.
- The other part is that Country Club does owe POA a large chunk of money in the \$700,000 neighborhood that's been building up years and years and has only been getting bigger. We have been told by the auditors that we do need to start paying that back and showing at least some good faith. You don't have to pay it back in one lump sum. Whatever you do pay off from Country Club into POA increase the surplus that is already in POA. With, I don't know, maybe \$250,000 available in cash in Country Club and \$50,000 of it going back into POA, you are just paying down the debt Joanne. It's not a vote, you are not buying anything. You are just paying what's already owed. You would move it as when you feel appropriate as the Treasurer.
- Nice of you to inform the Board of it because those sort of things have not happened in the past.
- So, your current surplus, you can handle it but if it is your plan to pay down \$50,000 it won't even affect your surplus because it will go right to offsetting the dues. You will be in net zero from a POA perspective.
- Did that clarify anything or just confuse you?

Michael Ilardi: Yes, it did. I just wanted to clarify that that was the plan to move \$50,000.

Stu Joseph:

- You should consider moving more. You owe a bunch of money. It's probably gone up a \$100,000 in the last year. Getting worse is the wrong direction.
- I just don't know if Country Club has enough money especially after this year to do that.

Michael Ilardi:

- Country Club has expenses coming down the road that they need money for.

Roger Crook:

- Why is it getting worse?

Stu Joseph:

- It got worse, um, that's a good question. I think a couple of the reasons is that it owes money back from the dam, it may have owed some money back from the bar, but most of the money was accumulated when Country Club could not actually pay the offsets it owes. So, if you are a new Board member you will not see this. You will see it in the last month's report. There are offsets from Country Club where POA paid the bill but it really was a joint use thing and Country Club pays it back.
- The best example is typically with lifeguards. You don't pay a lifeguard salary coming some from County Club and some from POA. POA just pays the lifeguards salary but at the end of the year, Camp, which is a part of Country Club owes POA back for the lifeguards and for portions of things like, well, waterfront supervisor and some payroll tax moneys. So, there are all these things and Ryan has a handle on how much it is for each area and different things, and you pay that back. Some years they didn't have the money and never paid it. It's a debt it owes to POA that they just never paid it so, it just built up the first \$600,000, Roger.
- The last \$100,000 or \$200,000 was from the dam or the bar that may or may not have been paid back.

Roger Crook:

- Bar came out of funds. It did not come out of Country Club.

Stu Joseph:

- Those funds are POA funds. When POA pays for a Country Club asset, Country Club has to payback the POA the value of that asset because in the long run Country Club is going to own it and depreciate it.

Roger Crook:

- I got it. I'm thinking that the profit from Bar and Rental and funneling through Country Club didn't get recognized ... (over talking, not clear)

Stu Joseph:

- It's coming from a different area. Bar and Rental is still making a profit, even this year but that goes to the bottom line of Country Club of oh okay I'll make about \$40,000 of profit this year. There's also expenses. You made \$40,000 of profit this year but owe \$100,000 to POA well, guess what, you can pay all the money you want and still owe \$60,000 more and it just increases that inter-company balance that just needs to be paid down.

Roger Crook:

- My mistake was thinking that some of the profit from Country Club would have been used every single year to be sure that the amount advanced to Country Club from POA did not go up. Now that you pointed it out, I understand that is not the case.

Stu Joseph:

- Is that clear to everybody? That's a confusing topic. If you have questions, I do not mind helping out and trying to clarify things and helping with the education process especially some of the newer Board members. If you are not clear about it, now is a good time to ask.
- I'm glad you understand it completely. My job is done here.

Michael Ilardi:

- It's an ongoing education because you continue to learn things here. Feel free to read the Constitution because by the 10th time you will still learn something.

Glen Katz:

- Stu brought up that topic. It was brought up at Athletics when we were talking about funds and all this different stuff.
- With the tennis courts, a lot of residents have interest in maybe having an information session on how the community works from Country Club to POA to funds and education of the community maybe by you know. I wouldn't be running that. Maybe the Treasurer, Stu Joseph or whoever is really well versed in that. It think it would be a great idea to educate the community.

Joanne Machalaba:

- It's on the to do list Glen. I did not want to put myself out there until I had a little more footing on this stuff.
- We've started to develop a slide kit and overview to do kind of a Zoom training/education session.
- Stay tuned. I'd like to share it with the Board for input to see if it is clear and addresses peoples questions.
- I think that's something we'd love to do. Maybe with the Board first and then take it out to the community.
- I also wanted to point out that this increase in dues is \$50 over the current year and it's the third highest increase in 35 years. So, if you go back and look at the amount we increased dues year after year, this is the third time in 35 years that we have increased it by this amount. It's mostly driven by the money that we are putting in the Country Club Reserve line.
- That's why I feel we should be taking some of this money out of Country Club and putting it back into POA.

Steve Koenigsberg:

- I like the idea. I have a quick question because I don't know if this was done previously.
- If the dues went up \$50 this year and now we are going to lower it \$20, is there the potential that next year the increase could be like \$70?
- I support having the vote we did first and then people saying oh, it was this and you gave me something. I think we talked about this before and all the sudden next year we have a \$70 or \$80 increase, it makes it look worse.
- I'm all for passing this but just want to know the history of what it looked like in the past. Michael Ilardi:
- That is a concern and we haven't really reduced them by \$20. We usually reduce them by \$5, maybe \$10, the couple of times that we reduced them. So, this is a big reduction and if the budget looks similar next year because the community got much larger and younger, more involved, and they want a lot more. We went years where we didn't do new playgrounds, we didn't get a ton of new docks, or have the usage and demand we have now. So, they keep asking for more and to provide more it is going to cost more.
- If the dues are similar next year, it could be \$770 next year, which would only look like a \$5 increase from this year but with the reduction it will look like a \$25 or \$30 increase. That is the understanding and it is documented here.
- The community sets the budget. It's not the 16 or 17 of us.
- We do an unbelievable job if you take away the costs we have no control over. We do an incredible job with what we get accomplished with the money we charge. We cannot control insurance and we can't control taxes. Those are two enormous chunks of the budget. We can't control utilities either. We can somewhat by doing improvements like insulating and stuff like that but for what we can control we do a great job. I continually try to impress upon the community about how much of the dues we do not have a way to reduce. We've reduced the taxes. You really can't reduce insurance much. We've worked on so many things this year but so many things have gone skyrocketed this year on the insurance end that we just can't control. With our savings, it was offset with lawsuits not with us but country wide.

Mark Kempner:

- Steve, in the past when we were able to reduce dues, we did. We didn't really look ahead at how the community would look at the reduction from the regular dues if we raised them again. We just tried to give back when we could and that seemed to be more important than wondering what they would think next year. I am all in favor, always, if it's practicable and economical to give something back to the community then we should try and do it.

Stu Joseph

- Joanne and I looked at current year's spending, and we are just ball parking it, but we anticipate an additional \$100,000 of surplus coming from the 2020 back into the total surplus.

Roger Crook:

- With 92% collection, that's great guys.

Patrizia Trento:

- The money that gets transferred over to offset this, it does go to pay down the advance.

Stu Joseph:

- Country Club does have some money. \$50,000 will come out of Country Club into POA to pay back that inter-company debt. It's being done conveniently to keep the number the same, Pat. \$50,000 will come in from Country Club, lower it, and then use that money which otherwise has no other use and becomes additional surplus because it can't go right to the budget. With that surplus it will offset the dues. The net impact on the current POA surplus will become zero at that point. It just helps Country Club pay down what it owes to POA.

Joanne Machalaba:

- It will be recorded as such in the bookkeeping that this was a Country Club payment against, I forgot what you call that, allowance.

Michael Ilardi:

- If this motion fails, Joanne and Ryan can still decide to move the \$50,000 into POA even if this motion fails to pay down a piece of that debt. So it is not exclusive of this passing. I just wanted to explain that that was the theory behind this and it wasn't coming out of the current surplus in POA, which we could use to fund the funds going forward.

Pat Degnan:

- Then I would suggest that we say it is from Country Club surplus funds rather than POA.

Michael Ilardi:

- But it is going to be moved first and then used and this way it will be paying off the advance.
- I think a paper trail is a better way of doing it.

Stu Joseph: Yes

Scot Desort:

- It's an actual cash transfer, right? We're writing a check from the Country Club checking account to the POA.
  - Several respond yes.
- It's one transaction first and the other transaction is an internal thing where we will offset dues with that money that came in as cash from Country Club.

Michael Ilardi:

- Right. It is exclusive and I wanted to point out that we were doing that transfer.

Joanne Machalaba:

- Honestly, the money to offset the dues is coming from POA surplus.
- It can come out of POA surplus currently but I would just prefer not dropping the POA surplus down and have Country Club move money over into POA surplus.

Michael Ilardi:

- We could have done this and then we could have had an FYI that we were moving \$50,000.
- It's just that when Joanne and I discussed this whole process, this is what she recommended and that's why we're just explaining it at the same time.

Joanne Machalaba:

- I think it's worth the Board understanding the dynamics between the two entities.

Michael Ilardi:

- Right, that's why I brought it up now so everybody could understand what we are doing.
- In the past, things happened that not everyone was aware of and have an understanding.

Joanne Machalaba:

- The question to the Board is are we willing to offset the dues? I do hear Steve K's comment about will it lead to a big jump next year. I don't anticipate that. That was a concern I had and mentioned in the past. I actually went back and looked at when dues were reduced, not quite to this amount, but I think it reached like \$18. Most years it did not take a subsequent jump in future years. It depends what the community wants. If they want lots of new infrastructure and new things then we will be voting on a bigger ticket item to fund those things.
- What's driving a big jump this year, which is very much needed, is moving money into the Country Club Reserve Fund. That's driving a big chunk of the dues increase. We need to do that or otherwise will never get out of the situation we were just discussing. That's why I think the money coming from Country Club to POA is the right thing to do.

Pat Degnan:

- I would like it to say it is from the surplus funds or the funds that we advanced to Country Club as this is a means of payment back from somehow or other. To say surplus, everybody is going to think it is coming out of POA surplus.

Joanne Machalaba:

- It is. It is coming out of POA surplus.

Pat Degnan:

- It is but it isn't. It's money that Country Club is putting in as part of the advance money that POA gave to Country Club.
- If we say we have \$100,000 in POA surplus and we take the \$50,000 from Country Club, then we are going to have \$150,000 in that respect yes, but we wouldn't have the \$150,000 if we didn't do the transfer.

Joanne Machalaba:

- As I understand the way this has worked, these inter-company transfers happened. In the past, between the Treasurer and I think the bookkeeper, these things just happened. I don't think it adds anything necessarily to the motion. The money is going to come out of our POA surplus.

- **Response:** Yes.

- As I understand it, this is the back room Treasurer and bookkeeper managing the books in the inter-company transfers to do the right thing. It's not a Board vote on it. I'm not trying to hide anything, honestly.

Michael Ilardi:

- It does not need to be in the motion that that action is happening. That action could happen, like I said, whether this passes or fails.
- If something happened tomorrow where we found out we had some major pipes break and all of the sudden we had to spend that money out of Country Club, then it wouldn't happen.

Stu Joseph:

- I would actually caution you against trying to put the two together because it mixes the financials between the POA and Country Club. We are trying to do everything to keep the financials separate and clean. You say its POA surplus paying

down the POA dues, that makes sense. Just happen to let the rest of the people know that it will have a net zero impact on it because you are going to start paying that same amount back to POA so to remain whole. Putting it in the motion could be seen as mixing the financials of the two organizations together.

Michael Ilardi: Good point.

**Motion Carried**

Steven Koenigsberg Chair, House Ops Committee

**MOTION #5:**

Motion to hire Jimmy Concrete to replace the wooden walking bridge at the A-Field.  
Money to come from the Equalization Fund with total cost not to exceed \$40,000.

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

**Discussion:**

Michael Ilardi:

- Just a reminder that this is a motion that we discuss now and vote on it next month.
- It needs a 2/3, 12 votes, to pass next month.
- For the new Board members, the Equalization Fund is used for repair or replacement of existing facilities or equipment.
- This is a walking bridge that gets you basically from camp building across the stream to the pool.
- This is the contractor that did the bridge at Beach 3.

Joanne Machalaba:

- I understand that an engineering firm was hired to come out and provide us a design for the bridge. At that time I am wondering why that design wasn't sent to contractors so we could have 3 bids on something this expensive.

Michael Ilardi:

- When we did the Beach 3 bridge and the bridge at the dam, we went out and did research and education at that time.
- With the Beach 3 bridge, there was no-one else who was going to build the bridge the way Jimmy Concrete would build our bridge at Beach 3. They just wanted to do a different kind of project. When we did Beach 3, the plan was to do the bridge at the A-Field the same way.
- The other bid we got to do a bridge, they wouldn't do it this way. They do it the way they do their bridges.

Scot Desort: It was an aluminum bridge or something like that, wasn't it?

- Response: Yes and \$80,000 too.

Charlie Bogusat:

- When I contacted them, they said that there was no way there would get involved for less than \$80,000, so therefore, they did not want to take the time to submit a bid.

Steve Koenigsberg:

- The challenge we've also had, so that everyone is aware, this project has been in the planning stage for quite a while coming from Mike Stocknoff and Stu. Some of the materials, like steel, that are involved with the planning and some of the issues with getting bids is they won't actually bid on it until they can buy the raw materials.
- We only just finished the plans and got the permits, Charlie, what last month? **Response:** Yes.
- In the last month is when we could get final bids and Jimmy backed up the number he originally put out to us with the understanding that he still has to go out and get the steel prior to us even doing the project.

Joanne Machalaba:

- I kind of get all that. I just don't understand why with a \$40,000 investment we would not get 3 bids.
- The timing for this, if we approve this in December, when would they start work?

Michael Ilardi: Last year he did it in the winter.

Charlie Bogusat:

- Right, he did it in the winter.
- Here's the thing Joanne. I did try to get 3 bids. These people were not interested in taking the time to do a written bid because they could not come near that price. York Bridge told me I should run with Jimmy. There is no way they could do it for that price.

Michael Ilardi:

- And we did that last time. We didn't go out to as many people this time because we did it with the Beach 3 bridge.

Charlie Bogusat:

- With the Beach 3 bridge we went to Mazzola and he wanted more than twice that amount of money. What happens is that once these guys bid and lose projects they do not want to come back again and do it. Mazzola told me he doesn't want to bid any more. What he'll do is provide a consulting service for like \$1,500.
  - Michael Ilardi: That's what he thinks we are using him as.

- He feels like all we do is get him to bid, ask him questions and don't give him the job.
- It gets harder and harder to get the qualified guys to come back again as they start losing jobs.

Joanne Machalaba:

- This is only our second bridge.
  - Michael Ilardi: This is our third bridge. The bridge at the dam, Beach 3 and now this the third..
- The A-Field bridge I actually went over there and walked on it today. It doesn't look like it is going to fall down any time soon. I do see that there is wood rot, obviously. I feel compelled that we should be getting, at least and if we can't get bids, show that we sent out letters requesting it and have the letter that says they are refusing to bid.
- Charlie, did we actually go out to any one besides York?

Charlie Bogusat:

- Yes. I called this company Alumitec in Maine, which was very, very difficult to get in touch with them. What they said is that they couldn't build that bridge but they could give us an arched bridge at that location. But that meant I had to go back to getting DEP permits for a different type of bridge and architectural plans, which we already invested money into that.
- Now we would have to re-engineer the project and reapply for the permits.
- Joanne, I beg to differ with you. I would like to invite all Board members to go walk that bridge.
- Joanne, you look underneath that bridge and see how unsafe it is. It's not a safe bridge.

Joanne Machalaba:

- You're saying he is going to pour concrete in the winter and that's okay?

Michael Ilardi: He did that last year. He will use anti freeze.

Charlie Bogusat:

- First of all you get a winter mix with added ingredients and then you wrap it with warm mats.
- That's what he did at Beach 3. If you go over to Beach 3 and look at the footings there, and I think it must be 2 years old now, and there're no cracks in it.
  - Joanne Machalaba: I saw when he did that.

- Their craftsmanship is impeccable.

Michael Ilardi: He does do good work. He's a small operation so it sometimes takes time but he does do good work.

Pat Degnan:

- He is going to build it to the specifications of the engineering firms. I don't see why we have a problem with this.

Patrizia Trento:

- Charlie, you were saying that the one firm you looked into, or two of them that were almost double. Was there something that this guy was missing or saying we wouldn't touch it or it's gonna be ... is there a reason why?

Michael Ilardi:

- It wouldn't be concrete then. They do a different type of bridge. The one at the dam was constructed elsewhere and then put there.
  - Charlie Bogusat: That was more expensive.
- That was \$40,000 and we already had the footing there.

Charlie Bogusat:

- There is a reason why Pat. Jimmy Concrete is a small operation with no overhead. Basically, it's Jimmy, his employee and his son.
- The other people are basically over charging.
- It would be different with Jimmy Concrete if we had history and we noticed a lack of craftsmanship.
- Jimmy Concrete did the floor in the Gold Bar after he had done the bridge at Beach 3.
- When he did the bridge at Beach 3, and we were kind of taking a gamble there, because he was so dramatically lower than everyone else. Once we saw the finished project we asked him to do not only the floor in the gold bar but then we had him do the steps at the drum pool going from the back of the pool down to the pavilion.
- It's not only that he is inexpensive, but the craftsmanship is impeccable. So why wouldn't we go that route?

Patrizia Trento:

- I get it. Thank you and I appreciate the explanation.
- There are vendors that I use because I am comfortable and I know the work but there was a \$40,000 difference and if there was a reason why.

Charlie Bogusat:

- I would like to say to all the Board members, go to Beach 3 and look at the craftsmanship.

Joanne Machalaba:

- I'm not saying he doesn't do great work for a great price, I get that. I do think that part of our due diligence is getting 3 bids.
- I hear that it is challenging and that people don't come back if we turn them down and all that. I just think that for a big ticket item we should do whatever we can to get 3 bids.
- I'd like to get the warranty. It mentions a warranty for 2 years. I don't know if any of these other companies warranty for longer. We will get the warranty to go along with the contract and does his price include tax?

- **Response:** Yes.

Michael Ilardi:

- Or is this a capital improvement? I'm not positive but we could check to see if it is a capital improvement and whether or not tax should be charged.
- It says \$36,700 but we bumped it up to \$40,000.

Charlie Bogusat:

- Joanne, whenever we have the opportunity to get more bids, we do.
- For example, for the next motion I went out and got 7 bids.
- This is no different than us going to Custom Docks for the docks and Princeton Hydro for the lake management.
- That one vendor is the go to vendor.

Michael Ilardi:

- We did get more bids for the other projects and that's why we didn't go nuts for this. **Response:** Right.

Roger Crook:

- The problem is you just can't. That's the frustrating part is that you are not going to have somebody from Ohio come down here and build a bridge economically and efficiently.

**Tabled for Vote Next Month**

Michael Stocknoff

Chair, Planning Committee

**MOTION #6:**

Motion to hire ENV (Environetics) to prepare a RFB for the restoration of the clubhouse exterior at a cost of \$18,800. This will overspend the line by \$800. Monies to come from 2021 Planning budget Line 507.00.

**2<sup>nd</sup> by Scot Desort**

**Discussion:**

Pat Degan:

- I just want to thank you for sending out the paperwork ahead of time because that was an awful lot of paperwork to read.

Joanne Machalaba:

- So, I thank you for getting all these bids. They ranged in price I think from \$4,000 to \$59,000ish.
- When I see such a spread in bids, I'm wondering if we gave the same direction. When I read through them, Morris is a completely different scope of work than these other companies. ENV seems similar to ONS but I noticed that ENV did not have some things in it like the bidding services. Will they help us with bidding, the proposal form actually helping us with the bidding process to get the right ...? I know this is an \$19,000 investment but what is at stake is an over \$200,000 refurbishing of the Clubhouse.

Michael Ilardi:

- Yes. They would help us to recommend contractors to solicit to bid and will go over the bids to help us select a vendor.
- To the same extent that ONS will?

Steve Koenigsberg:

- If I might say, even more so. One of the ways we got this reference is we have a resident who works for the company who came here with his boss to do the review. We will probably get more involvement versus less.
- Things like helping select materials and insuring that the warranties are there? When I read the ONS it seems a lot more comprehensive in some of those details. Those seem like important things to have provided.
- Does this price include the reimbursement of travel, environmental abatement if we have lead paint or asbestos or any work that they need to do?

Michael Ilardi:

- They wouldn't have to do anything with abatement things. They would just be drawing up the scope of work.

- In their documents that will require them to do some additional work to capture that in the bids that have to go to the contractors? For the planning purposes, construction documents and specs might have to go in there. I think it was noted and may be an additional charge.

Scot Desort:

- I'm a little confused with what you are asking Joanne.
- Are you asking if there is an extra charge for this firm to do abatement because they don't do abatement.
- No. In their proposal it says "optional services." Environment identification. So, I don't know. I'm not close enough to this.
- I'm just asking if this price ... what I don't want to end up happening is whoop, we didn't know you have lead paint and asbestos here and it's going to require another few grand for us to write this into your plans on how to handle all that.
- That's my take on what I was reading through this.

Michael Ilardi:

- It says environmental identification or abatement, asbestos or lead paint, would be additionally charged at an hourly rate.
- If we know that we have that, lead paint or asbestos, we might just want to make sure you have enough money for them to do a thorough job of the planning and the construction specs. That is my request.
- There is no hidden surprises of what uncharges might be.

Scot Desort:

- It's just weird that I would think that ...
- They are not going to do the abatement.

Scot Desort:

- Right. They're not the construction company that we are eventually going to hire.

Michael Ilardi:

- If we want them to do a test to see if we have asbestos or lead paint. The lead paint, when we did the inside, was a very cheap test. Asbestos might be a little bit more expensive.
- We can add some money to this motion and ask them if they need to do that, the money will be there.
- We can also pay for that out of Country Club because it would not be more than \$1,000, I would think.

Charlie Bogusat:

- Although, we already did pilot holes and we did not find any asbestos.

Michael Ilardi:

- None of the people that looked at anything said anything or had any concern about that.
- I'm assuming the stucco, I would think from the number of people that we spoke with, it might of come up.
- We can either pass this motion as is and if we have to do a test for that we can pay for it out of Country Club.
- Or we can make this motion \$20,000 and have an extra \$1,200 in it and overspend the line by up to \$1,200.
- I would prefer to leave it until they have to do whatever they can to do to stay within that.

Michael Ilardi:

- We can do that. If for some reason we have to have a sample sent to a lab or something it can be paid for out of Country Club.
- So, the question for the committee is you are selecting this company because you believe they are the best for the job or their lowest cost because I couldn't actually figure out the costing.

Michael Ilardi:

- I was very impressed with him and another guy that we met with but he was the \$60,000 guy, the highest.
- No matter how impressed we were, we were not going to spend 25-30% of the cost of the project on the architect drawing up a bid proposal.
- Some of them did it via Email.
- They did not come out and walk the building or climb the roof.
- This guy spent at least an hour with us. Steve was there, Stocknoff was there, Charlie and myself and I think Kipilman.
- He walked the building, went on the roof, went into the attic and was really looking thoroughly over the building and giving us different options on how to do the project and how we can write the project up based on what our budget would be. We could spend a half million dollars if we want. We could also do it more cost effectively
- Okay, thank you.

Kristen Neu:

- What was the feedback on this company from their references?

Charlie Bogusat:

- Basically when I called their references:
  - 1) Montclair State University where they basically renovated buildings and built buildings in that spanish style of the Montclair campus. When I called the project manager at Montclair State University he enthusiastically recommended him, didn't just recommended him, he was enthusiastic about recommending how great they were to work with and the quality of their work.
  - 2) Senior Civil Engineer for the Passaic Valley Sewage Commission (PVSC). What was interesting there was he basically did the renovation of a 1903 building that the PVSC has in Newark and, they again, enthusiastically recommend them.
  - I was really impressed. You couldn't get off the phone with those two guys. They just wanted to go on and on about how great they were to work with.
  - So, it was a combination of that and our own experience talking with him. I like the idea that they worked on a 1903 building, if you consider that the blueprints for our building date to 1905 and our building was built in 1909, the same decade. I felt very comfortable with that.
  - And, I'm thinking that Montclair is not going to keep calling them to do more and more buildings if they were dissatisfied with their workmanship.

Deborah Linnell:

- Forgive me if this is obvious and I am missing something, but you are overspending the line by \$800, you're saying where the money is coming from and that's fine, I'm just wondering if there is any kind of negotiation once it comes in like can we knock \$800 off this price? It's almost a \$20,000 job. \$800 is not a crazy amount of that so I'm just wondering if that is something that happens regularly?

Michael Ilardi:

- We talked about that at committee level because I said that too but we just thought that we would ... we didn't want to knock him down \$800 and then nickel and dime him to get a few extra things while we're doing the project. Then he could say you know what they cut my price and I'm going to charge them for everything going forward. We thought we would accept the price and maybe get a few things and more questions then we were entitled to. Maybe we will get a little extra out of him being that the resident works for the company and the guy lives not too far away in Kinnelon. He is involved in his own community and the restoration of a building on their island and he kind of felt like we were in the same community that he is in. So, we just wanted to get off on a good start. That was considered and we thought it would be a better working relationship going forward by not doing that.

**Motion Carried**

### **ATHLETICS FYI:**

- Purchased two laptops and service plans for swim team from Costco at a cost of \$1,247.47. Money to come from Line 501.02 - Equipment.

#### Discussion:

Michael Ilardi:

- Was this planned in the budget or is this something there was money and we needed computers?

Pat Degnan:

- It was talked about earlier in the year and then at the end of this year they actually said they needed new computers to keep up with the system that they are using. So, since we have the money in the budget, we would get them out of this year's budget rather than budget for them next year.

Michael Ilardi:

- What do they use these for?

Daryl Macellaro

- Basically to run all the meets.
- The main computer is used to run the main HUB lakes meets with all the lakes and basically run all the swim data through it. That's what they use to compile it. Print off the meet sheets to keep it moving.

Michael Ilardi:

- Who has the computers?

Daryl Macellaro:

- They are in my basement right now but they are going to Michelle Cromwell. She is the head statistician.

Michael Ilardi:

- Is she a lake member?
  - Yes. She runs that end of the swim team.
- What I think we should do is to have the computers in the office and signed out by someone.
- We were talking today and camp has a laptop and sometimes we don't know where it is and who has it.
- So, if those 2 computers can be brought to the office and whoever is going to take position of them can come to the office maybe fill out a form that shows who picked up the swim team computers on this date so that down the road we have a way to track where our equipment is.
- Sometimes we do not know where things are.
- When it is not swim season if that computer can be used for something else when we run a program. Sometime we are looking for laptop to run a webinar or something, we don't have one in the office, and we own 2 or 3 laptops and we don't know where they are.
- Do you think that is a good policy to put in place? The equipment gets brought to the office and signed out.
- Joanne, would you be in favor of that?

Joanne Machalaba:

- A couple of thoughts.
- We are hard pressed to have any kind of laptop or mobile technology in the office. We have been doing a little more webcasts and supplier training and things like that and employee training. I bring my own personal laptop. If there are laptops that we can use, but I do not know if the swim team laptops can be used in the office and not touch any of your files.

Daryl Macellaro: I don't know. We have to ask Michelle.

- One, can we have multi use of these assets and the other is documenting the assets we have.
- I don't know how the swim team needs this. Maybe this statistician needs to have it at her house or around?

Michael Ilardi:

- I don't have a problem with that.
- It should be logged on an asset list and who's care it's in, as well as, the camp one.
- I would like to see if these could have some multi-use. If they could be left at the office and we could use them for various meetings, the lake education sessions, and things like that.

Michael Ilardi:

- Swim team is 2 months of the year so for 10 months they may not have a need for it.

Pat Degnan:

- They probably will start in June because they will have to get everything ready.

Michael Ilardi:

- Even if it's 4 months.

Pat Degnan:

- I will talk to Michelle.

Michael Ilardi:

- If something comes up we have a tracking of where this equipment is.

Glen Katz:

- We just have to make sure there is access for the swim team. If they go look for those laptops and they are not there and they have a big meet and someone signed them out, we have to make sure ... (cut off)

Michael Ilardi:

- That was the secondary thing. My first thing was who has it, even if they have it for the whole year, if there is a need for it.
- When swim team starts, they will have it the whole time.
- It won't be like if they have a meet on Sunday they will pick it up on Saturday.
- They can pick it up June 1st and not bring it back until October if that is what their season is.
- They should not have to go hunting for it during their swim season.

Scot Desort:

- You should also have those assets tagged somewhere in the office with their serial number and extended warranty information.

Daryl Macellaro:

- Suzie already has all that information.
- It was bought with the WML POA/Country Club credit card.

Suzie Palazzo:

- I scanned the receipt with the warranty into the computer.

Scot Desort:

- Suzie, do we have all that information for other similar assets somewhere?

Suzie Palazzo:

- Not to my knowledge.

Roger Crook:

- Just so you know, Michele should have a list of desktops, at least the ones that are in the office, and I don't know if the camp laptop was added to it. Michele should have a master list of that nature.

Steve Koenigsberg      Chair, Maintenance Committee

**MOTION #7:**      Motion to purchase a 4 HP outboard motor from Lake Hopatcong Marine at a cost of \$1,823.65 (includes shipping and handling). Money to come from Line 525.06.

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

Discussion:

Michael Ilardi:

- Is there tax on that? **Response:** Yes. It is included.

Joanne Machalaba: This is for?

- This is for maintenance. It is used to move the docks. The motor they had died.

Pat Degnan:

- I know I was at the maintenance meeting when we discussed it and I thought we were doing an FYI. Can I find out why it was changed?

Michael Ilardi:

- It was changed because the other motor did not have reverse.

Steve Koenigsberg:

- Originally it was going to be a 3 HP engine but we found out as we were ordering it that 3 HP do not go in reverse, they only go forward. We had to upgrade it to a 4 HP .
- When we took our vote in the committee we basically approved the purchase of the engine based on whatever the price was because we knew we had to get it so we didn't put it back out for a re-vote. We just changed the FYI to a motion.

- Okay, thank you.

**Motion Carried**

Deborah Linnell      Co-Chair, Camp

**MOTION #8:**      Motion to allow non-members to attend Camp WML when sponsored by a WML Member/Resident Family for the 2021 season. Guidelines are detailed in the attached document. Any additional cost associated with this motion would be covered by the camp registration fees.

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

Discussion:

Michael Ilardi:

- Would you be willing to add for the 2021 season so we can see how it goes?

Pat Degnan:

- I think that the 2021 season is not the season to attempt to open our camp to non-residents.
- Not that I'm favor of doing it at all but I think we first need to service our residents.
- Since camp budget takes care of actually the number of children that attend it, it doesn't affect our budget in any way by not allowing non-residents.
- It's not like the pre-school where they can't meet enrollment if they don't open it up to outsiders.
- Camp pays for the number of children that go to camp.
- We may have issues with busing because of COVID. We don't know what's going to happen. It's definitely not the right time to open it to outsiders.

Deborah Linnell:

- I appreciate your comment. We discussed that actually right away in committee because we thought it was a gamble trying to get this going this summer thinking what's going on with COVID, we don't know. There are a lot of variables. We thought it could be beneficial to either go with it this summer or try to do a regular summer. The reason we decided to go for it this summer is that we may have issues if we have restrictions or people are feeling like hey, we had all last summer that my kids were home and it wound up being fine, they don't need to go to camp. We're trying to anticipate that attendance issue, which affects the revenue. If it doesn't workout, it doesn't work. I think that there is enough demand for residents saying hey my friends live outside the lake and they want to go to camp too but they can't so I'm not going to go too. We have been hearing that a lot from the community. That is one of the reasons we want to push it now.

Steve Koenigsberg:

- Just a follow-up to what Deborah just said, in no way does this have any negative impact on residents sending their kids to camp. Camp is not capped. We never hit a cap.
- When I went to camp we probably had over 400 kids.
- We now average about 145 kids. Laurie, I think you gave us those numbers.

Laurie Marks:

- Yes, but teen travel is capped at only 45, that's it. Regular camp there is no cap.

Michael Ilardi:

- Teen Travel is capped at 44 because of busing but if we had 80 teen travel you could use 2 buses. We are not going to do 55 and have a full bus for 15 people because that would not be cost effective.

Laurie Marks:

- We tried that about 3 years ago to up the numbers of teen travel and buses were ridiculous.
- If you can fill a second bus, you could do it. If you can't, it has to be capped.
- Patrizia Trento:
- You're saying that the sponsor family has to be registered for camp and then upon registration their friend will get the form to sign up but I think you said you are going to allow members to have priority registration?
  - **Response** by Deborah Linnell: Yes. Non-residents cannot do early bird registration, they can only do regular and late registration.
- Okay, if I sign up today and get my registration in and now I send it to my friend who lives outside the lake because I am registering them. We can't put them in the first two weeks of registration. So, if we fill up, whatever, if something like teen travel says we are going to cap it at this, or whatever that cap is, is there a possibility that the family that I sponsor may not get in or does that possibility not exist?

Michael Ilardi:

- They will get into camp but possibly not into teen travel.
- We were capping the non-members at 50. It might be 51 if we had a family that had 2 kids. We're not going to say 50 and you have to leave one kid home. Once we hit 50 we are not taking on any new families. It might be 1 or 2 more kids.

Joanne Machalaba:

- So, I'm happy to see this. Thank you for bringing this forward. The Board has talked about this for most of the time I have been on the Board.
- It doesn't sound like there is any downside to the residents. We certainly have capacity.
- The infrastructure to run camp is overhead that we pay whether we ... there may be some slight increase but a lot of it is already there.
- Camp is one of the ways Country Club can start to make more of a profit so, correct me if I am wrong, but I think if we had like 10 more kids we could bring in like \$50,000. I think the numbers are pretty big because of how much they pay for camp. It doesn't take that many kids to ... (interrupted)

Roger Crook: \$415 a week.

Deborah Linnell:

- So when we went over the numbers for what the 2020 rates were suppose to be, we figured it was like \$319/week for regular rate and then 30% of that was like \$414 and whatever cents it was.
- If you actually met that 50 non-resident camper cap that was like \$30,000 something dollars.

Steve Koenigsberg:

- I think we said like close to \$50,000.

- If all 50 registered for all 8 weeks, we let them choose the first 4 or the second 4 or all 8. They cannot pick and choose like week 3 and week 7.  
Roger Crook: \$100,000.

- I don't need precise numbers but it would really be a big help to Country Club.
- The other things I do hear from families that have kids that live here is that sometimes they don't send their kids to our camp here because their friends don't go here. We might have more residents going if they could have their friends or cousins go with them.

Steve Koenigsberg:

- Listen guys, I brought this up last year at one of my first camp committee meetings. I said that sadly that I have 3 camp age kids and none of my kids will go to camp because almost all of their friends live a block outside the lake or down by Stony Brook and they don't go to the camp. I grew up going to Camp White Meadow.

Deborah Linnell:

- I just want to kind of go off what Joanne was saying and I want to thank Steve for bringing this up too.
- I did not grow up here. I never went to camp. My kids don't go to camp. It's new to me.
- Aside from increasing revenue which is obviously a huge benefit, long term we could bring back some old things or offer new things to make it a more competitive camp. Steve mentioned to me, in a joking way, that we used to have musical productions. We can have some special interest groups, we can have athletic lessons, we can have all kinds of different features of our camp to make us more competitive to other summer camps and that was another reason why we wanted to try and do it this year because we know the town rec program did not run last year. It might happen again but private camps can run. We might have an opportunity here to take advantage of that.

Patrizia Trento:

- My kids do not go to camp by virtue of our schedule and what not. One of the complaints or one of the downfalls that I heard is the cost of camp which is high, from what I heard. Maybe for some people it is affordable. In anticipation of increasing enrollment by virtue of adding non-members, are you looking to maybe offset resident dues by a certain percentage to kind of I do not know. Is that a thought at all?

Michael Ilardi:

- The rates traditionally have really never been set to make a profit but to cover costs.

- The people that I have talked to are the people that were utilizing it needed some before-care and some aftercare.
- You start adding this in, it's costly.

Pat Degnan: It's not more costly than ...

Mark Kempner:

- Periodically we have checked camp prices near by and in the area and we were always much lower. That was one of the advantages of the WML camp. Our prices are less than others. We can check again, and I know it has been checked two or three times in the last ...

Deborah Linnell:

- I have also checked it too recently. My kids don't go to camp because I mostly don't work now so we don't send them but if you are looking at other full day local camps, our rates are pretty competitive.

Glen Katz:

- I actually have to add to that. My kids grew up at that camp and I have one in there now. It's not even close. Our rates are so much lower than every other camp around.

- Maybe when you factor in before care and after care. Maybe it's the base rate? I don't know. That's the feedback I had gotten.

Glen Katz:

- If you talk to parents that send their kids to our camp on a regular basis, our rates are inexpensive compared to others.

Suzie Palazzo:

- Do you mind if I ask something. Debbie, can you clarify this because this came up with dance once you involved non-members. So, when this opened up with our dance program, the Board had suggested a somewhat policy of saying when you sponsor or bring in a non-member that they should be participating the same time as their friend because the reason why they are going is their friend is going. Nowhere in here does it say that the non-member has to attend the same weeks as the member. You have that issue because you are requiring the non-member to attend either 4-week session at the beginning or end or the whole 8-weeks. If I'm the resident and only signing my

child up for 2-weeks, you are forcing the non-resident to stay there for 4 weeks. I'm guessing is that what you want to allow?

Deborah Linnell:

- What we wanted to avoid was member family signing up for 1 or 2 weeks and sponsored non-resident family is for 8 weeks. So, the non-resident family is like there all summer and that is not really fair.
  - Suzie Palazzo: It doesn't show that.
- We talked about, when doing the guidelines, should we say similar time frames, how would we make that really strict and that can be on a case to case basis and kind of made it loopy goosey. So, we thought that if the non-members could only choose between the first 4 or the last 4 or the whole summer it would kind of even out because even if a member is only there for 2 weeks so, okay, the non-member is there 2 weeks longer. It's not like the whole summer longer.
  - Suzie Palazzo: So you are allowing two different time frames, who they sponsor and the person who is a resident.

Steve Koenigsberg:

- Just to add to that, we discussed a couple of different ways.
- One is the non-resident family doesn't sign up when the resident family signs up.
- For example, I sign up. I go in next week on Monday and pick weeks 1, 3 and 8. Now I sponsor my neighbors in Stony Brook who are going to come in and register, and now it's 3 weeks later. The office is now somehow going to be responsible for pulling up Steve's file, see what weeks, we're capped at 50. We only have 50 on these weeks and not on those weeks and now we have to say you want to sponsor your neighbor and you can only come on weeks 2 and 6 where we only have 42. It's becoming an administrative nightmare for the office and the offset for allowing non-residents is the fact that we will get the bump of that extra revenue. Listen, I would love to say we would get 50 but I don't think we'll get 50 but the trade-off is we can make extra money that goes back into Country Club and back into the POA then why shouldn't we have to make them go in for 4 weeks or the full 8? Selfishly, we want the revenue.

Michael Ilardi:

- The point to that is if I bring my kid to the first 2 weeks of camp and sponsor somebody, I don't think we should allow the family I am sponsoring to go for 8 weeks. Maybe 4 because that's the closest to me.

Steve Koenigsberg:

- Again, it becomes an administrative issue where what if that person who goes 2 weeks goes weeks 1 and 4.

Michael Ilardi: It doesn't matter what weeks let's say.

Deborah Linnell: That's what we discussed in committee.

Steve Koenigsberg:

- Mike, it becomes an administrative nightmare for the people in the office to juggle that. The truth is, if I am going to get my kids to camp and I am going to get their friends to go which gets them to go, it's actually an incentive for me to get my kids to go to camp more.

Deborah Linnell: The non-members are gonna want to go if their friends are going anyway.

Laurie Marks:

- I have a lot of comments. I'm really furious. I've lived here for 37 years and it's called Camp White Meadow for a reason. I just cannot let this go. I have to get this off my chest. My kids went to camp White Meadow also, just like you did Steve, and I'm sure Mike Stocknoff went to the camp. You are starting the ball rolling on what is going to be something that is going to be atrocious in this community and if you think I have trouble collecting dues now, you ain't seen nothing yet. This is a community camp for community children. I understand that your kids do not want to go to camp because their friends live outside the lake but there are a lot of kids that live in the lake, okay. I just can't let this go. You guys are looking at this as a financial issue but you can't. You have to understand that this is for White Meadow Lake resident's children as a service. Thank you Pat. That's what it is, as a service. It has nothing to do with finances, I'm sorry that you are all looking at it like that but it's not. You're bringing outsiders into the pre-school and I understand why you did it. You brought them into the dance program and now you want to bring them into camp. What's to stop outsiders from doing just about anything in White Meadow Lake. Bring them to the beach now. Bring them here. You know what I mean. It's a snowball affect. Why would someone want to move to White Meadow Lake then if you're going out of the community arena?

Deborah Linnell:

- I totally get what you are saying. I totally get it. So, what I am about to say is not discounting what you said Laurie. I am taking what you said to heart for sure. My thinking, especially with all this pandemic life and what we are living is not just about financial but what is going to give the kids the best experience. Right now for this season their social lives have been upended and if we can add hey, your best friend living outside the lake is coming to camp with you and that's going to make your summer, why wouldn't we do that. Like I said before, long term we have an opportunity to grow the camp. It's growing it for us and our kids.
- When we opened up dance, what wound up happening? We wound up getting 84 residents and only 4 non-residents. It just grew the program for the community because it grew their interest. For the long term, it ended up growing the program for our children which I think will happen here too.

Mark Kempner:

- We've gone around and around about opening things up for outside White Meadow Lake residents and camp has always been something that we felt was very important to keep just to White Meadow Lake residents. We are a private community. We offer exclusivity. Our dues are going higher and higher. I appreciate the fact that letting some kids come in might lower the dues slightly.

Michael Iardi and Pat Degnan responded: It will not lower the dues.

- The bottom line is, exclusivity, people pay for. Our dues are at a level where I think that residents expect certain things and maybe they don't expect others. It has been our opinion as a Board, for as long as I have been on the Board, and for many years before, is to always keep camp exclusive. That's my opinion.

Kristen Neu:

- I just wanted to remind everyone of a few things.
- The dues collection has nothing to do with camp. No correlation there. They are separate companies. They have nothing to do with each other as far as these collections are concerned. In addition, we have the Constitution which allows the Board to govern the policy on guests. We are authorized to do that, which is what we are doing. It currently exists for a number of Country Club activities. I wouldn't say that adding it to camp would be a snowball because the snowball has been rolling already. It's not as if a precedent hasn't been set. It's been set for many, many years with different activities.
- What I like about this motion is that it follows the precedents that have been set with the restrictions, the caps, the signup restrictions, the cost differences and the overall cap with 50 people that is something specific that I wanted to see with that number. I am glad that someone brought up programming before. Yes, it is about numbers. We have to be profitable. This also gives us the opportunity to improve our programming for our residents. It is a huge benefit for our kids that come that maybe have different interests and maybe now afford to hire a specialized coach or trainer or expert in a different field to do really cool activities with them that we could not afford to do in the past. This is an opportunity to do it without increasing the cost to our residents. Thank you Debbie for bringing that to us because we have, and I think Joanne said it, as long as we have been on the Board we have been talking about it and camp just never brought it up. I'm glad the committee finally brought it to us.

Several people started talking at once. NOTE: Scot Desort pointed out that if you use the Zoom raise hand feature it will be easier to tell.

Kim Stecher:

- I just have a couple of questions and then a comment.
- My kids are way too old for camp but if you have a family of, Steve for example you, you have 3 children I think, do they each get to sponsor a child, family, or person or 1 child?

Deborah Linnell: One family per one family.

- If somebody I know, my daughter has a best friend that lives in Madison, hypothetically, and she wants her to come to this camp, she can bring her. But if I know a family that lives in Parsippany that has 5 kids, I can sponsor them and all 5 can come?

Deborah Linnell:

- If he has 3 kids and he wants to sponsor a family that has 4 kids, he can because it's family per family with the cap.

- I think for dance you limited to so many blocks outside the lake.

Deborah Linnell: No, we didn't wind up doing that.

- So, in other words you can have any neighboring towns, or like I said, Parsippany, Florham Park where we used to live, we can bring those people up here if they want to drive? I'm just trying to wrap my head around the whole thing.

Deborah Linnell:

- I mean yeah we do not have a restriction written in the guidelines.

- I think what Laurie is saying, I know that Camp is Country Club and dues are POA. I get that but I know from talking to people, either in my neighborhood or where I work at Shoprite, the average member of this community does not get that differential. No matter how hard you want to say they will come back at me and say why am I paying dues, why am I paying dues because it's not just for us. I'm just playing devil's advocate. I get it now just with the tennis courts. Honestly, I supported that because I think it makes the community better. You know, my thing is and this is just me personally, we live in White Meadow Lake. I pay my dues here because I like this community, family type neighborhood. I did not even raise my kids here. I just like what I see and wish I could have. I just know that the average joe in this community does not get. They are going to say we are opening all this up what am I paying dues. Why can't I live in Denville and just drive down to the shore. I just had to say that. That's how I feel. Nothing against anybody's motions, I'm just bringing it up.

Deborah Linnell:

- I totally get that. I went through this with dance. I'm anticipating these questions and objections and I just want to address it.
- What Mark Kempner said before too that people pay for exclusivity and that kind of stuff. I don't know if that is a, I don't want to say older, but a different generation and that is their take on moving here is exclusivity.
- I think from my generation, I like what the community has to offer and it doesn't mean I don't want other people to have it. I understand what you are saying that we keep bringing outsiders in but you do the same thing by bringing a guest to the lake and I can do that any time I want. I can bring a guest to certain events. The non-members that are coming in are not taking away from our children and they're not getting the same benefit as our children because they are paying more, they are paying more.
- They are paying more but we also have to keep in mind that the more people that come, in the bigger our camp gets, the more staff you will have to hire as well.
  - Deborah Linnell: We will do it.
  - Roger Crook: Only when it makes sense.

Patrizia Trento:

- I just want to speak on behalf of the Women's Club programs because I know it set the motion. It was our pre-school. It was our dance. We allowed non-residents in, with a certain percentage, with a rate differential and we were able to make those programs flourish. We didn't have any problems. There was no riff-raft. Pre-School has done wonderfully, revived itself, and is making a profit. The dance and acro program, again, flourished and it was because we heard the members needs, what they wanted and accommodated it in a way that I felt we achieved a good balance. With regards to camp, I think we do have to look at it like a business just like we have to view the pre-school as a business. They generate income just like our bar does. It should be viewed a little bit along the same lines. I think if we have the opportunity to get whatever the numbers were, I think Joanne or someone mentioned numbers, that's only going to go back into our community not go to the non-resident, not go to Denville or where ever. Honestly, it's 50 people. If you were at our beaches this summer it was crazy the amount of non-residents that were there and no one even bothered to like look at that. I felt maybe things were just a little too much at the beaches. That's my perspective on it. Camp is only going to generate income that will only benefit the community.

Pat Degnan:

- Just as far as programs, Camp runs on its own budget. It wasn't always part of Country Club.
- When the camp was presented to the original tripartite agreement, it was presented to the POA with its own budget. It was not incorporated into the POA budget. A number of years ago the Board voted to put it into Country Club. Well, for a number of years, it made quite a bit of money and the money made was used to rebuild the camp pool at one point.
- If you think that by raising all this money for Country Club and it goes into Country Club it can be used for anything. It doesn't have to be used for other programs. Camp was always a service to our residents. I think it should be exclusively for our children. I am totally against opening it up to outsiders. I think we will be opening up a can of worms. It's going to be a logistic nightmare as far as the office is concerned and it's not going to make the program better. What makes the program better is your supervisors, camp director, assistant camp director, counselors and the programs you put into practice, not having outsiders paying additional money.

Joanne Machalaba:

- Just a point to clarify. There is a link to dues here a bit. Pat was just saying that if camp could make money like they did back in the days with 400 kids, then the POA budget would not have to put so much money into Country Club Reserve. That line, as I mentioned earlier, on the 2021 budget for \$100,000 is there because Country Club does not have enough money in the Reserve Fund. Camp could easily be putting money towards that and to cover more of their own expenses. I appreciate all the comments made about family and kids and we can reflect how we feel on the vote when we take it.

- I just want to be clear that there is some link back to POA dues because we do have to budget in the POA to cover Country Club Reserve Funds.

Mark Kempner:

- I listen to everybody talk and its nice that we have a nice civil discourse over this and what makes sense to me after listening, thinking one way when Steve mentioned how his kids want their friends to be with them at our camp. it's kind of turning me to the thought that it makes a lot of sense. It's not like we are opening it up to anybody. We're opening it up to families who have children who want friends of the children to come to camp. I actually think it's a good idea to try.

Ryan:

- I think Mark just touched on about it.
- We're opening it up based on what was discussed tonight for a year, kind of like a trial period.
- I think adding another 5 or 6 kids and seeing how it goes shouldn't be an issue.
- We can always reevaluate it at this time next year.
- If people don't like it they can vote against.
- That's just my opinion.

Michael Ilardi:

- It's a one year thing so if we see we don't like the outcome we can address it next year. We have to revisit this next year.

**Motion Carried**

Pat Degnan: Can we get a final vote please?

Kim Stecher: Final Vote: 4-No's, 1-No Answer, 1-Abstain and 11-Yes's

Mark Kempner

Current Past President, Board

**MOTION #9:**

Motion to hold the December, January, February and March Board meetings (including closed caucuses) on Zoom. No funds are necessary to my knowledge.

**2<sup>nd</sup> by Kim Stecher**

**Discussion:**

Mark Kempner:

- Any questions?
- Read the explanation. There is a little more to it than that if you would like me to talk about it.

Michael Ilardi:

- I don't think we should be predicting 4 months out.
- We should be following the guidelines and if the guidelines say we are allowed to meet at the Clubhouse where we are suppose to be meeting. The Constitution says to have monthly meetings at the Clubhouse building and if we are allowed to safely, I do not see a reason why we need a motion to say that we are not going to do that going forward for 4 months.

Mark Kempner:

- I understand but I believe we do not have to meet at the Clubhouse especially with what's going on in the world. I think every Board member has a right to express their own concerns for their own health.
- Whether it adds community members to the meeting that's kind of a bonus.
- I just think that with everything escalating we don't necessarily need to follow the Governor's restrictions. I know he says I can go to indoor dining but I won't. I can go to my barbershop but I won't.
- I think each us has a right to protect our health and not to make our decision based on the Governor's restrictions but based on our desire to protect ourselves.

Michael Stocknoff:

- As there is nothing controversial to discuss this evening, we had a max of 8 attendees beyond us.

Mark Kempner:

- I understand and I said that was not the key main reason.
- For me personally, it's the right of all of us to decide where we want to risk our health and where we don't.
- Zoom meetings work wonderfully. As a matter of fact, ever since we started the Zooms there has been much better discussions, much more orderly discussions, much more civility and for the health reason. That's why I'm bringing it up.
- Whether the Governor tells me I can do something or not, if we are not locked into a Constitution that says we have to meet in the Clubhouse, I'd just like the members of the Board to vote on it.
- If I'm outvoted 16 to 1, fine.

Michael Ilardi:

- The Constitution says to meet at the Clubhouse. I didn't just make that up.
- We meet on Zoom because we are not able to meet at the Clubhouse.

Mark Kempner: Correct.

Michael Ilardi:

- When I made the decision when we were allowed to go back, I made the decision, said we were doing it and 3 people commented on it. The rest of the Board did not comment. The people who spoke to me said they were happy to come back.
- I'm not saying we can't do Zoom, I'm just saying if there is talk out there like I am a dictator with this, and I am not a dictator, the Board can vote on this but I do not know why we need to vote for a March meeting in November.

Mark Kempner:

- I would like it orderly for the next 4 months that we're not depending on the second the Governor says we can do something we go do it.
- So this is the motion, you could vote it down, I'm looking at the health of myself and I think every Board member should look at their health and whether it makes sense to keep doing this especially through March, through the winter, with a pandemic that's escalating not deescalating and if the Board feels that the Clubhouse is fine, then they feel and I just think it is an us decision.

Steve Koenigsberg:

- I'll just add in then that all along I have been perfectly fine with going to the Clubhouse.
- And Mike, no one is insinuating that you are in anyway a dictator.

Michael Ilardi: There is insinuation. You're not, but there is insinuation of that.

- I will say that the only thing that is different for me this week if we were in the Clubhouse is my kids mom is waiting on a COVID test. Keep your fingers crossed negative. She has a fever and she has to get tested. My kids and I have not left the house since Sunday night. Tests are now taking 5 days. We can't leave the house probably till Friday or Saturday, God willing the test comes back negative. If we did not have a Zoom meeting tonight I would have had to bow out and not participate. Even if the State allows us to go the Clubhouse we may be in the situation because of all the contact tracing and whatever where a number of members of our Board won't be allowed to attend.

Michael Ilardi:

- I understand that. The last time when we did go back, everything was on the improving side.
- We did not go back the second they said we could go back and things were bad.
- If the Governor said we could meet inside in March maybe we wouldn't be because it was still affecting people.

Mark Kempner:

- Mike, I'd like to answer your question because I think you misconstrued something.
- First of all, I think you are doing an unbelievable job. I think what you are going through with everything that is happening in the world, you've done phenomenal.
- I just question when it's a board decision versus an individual decision by the President.

Michael Ilardi:

- I understand that. It was not an individual decision last time because I put it out there and 3 people responded. That's why I went with that decision.

- There was a 12 person on the email chain. 7 of them felt much more comfortable on Zoom.
- Not disputing anything you are saying other than there is a motion here tonight to make that decision by the Board.
- I don't think you are a dictator. I just think there has to be a line where we make a decision or you make it because it is an emergency situation or day-to-day situation, whatever it is.

Pat Degnan:

- I don't agree with this motion because I think that our Constitution does say we should be meeting with monthly meetings held in the Clubhouse.
- We were scheduled to have our meeting in the Clubhouse tonight but due to the circumstances Mike made the decision to go to a Zoom meeting.
- This is something we can do on a regular basis, if necessary. We don't need a motion to say that from now until March, and I can guarantee I am not staying in the house until March, cause I've had enough of this inside the house stuff.
- I think everybody is entitled to make their own decision when it comes to going to the Clubhouse or going where ever they want to go, but to enforce your feelings on the rest of the Board I don't think is the right thing to do.

Mark Kempner:

- What makes you think I am trying to push my feelings. I am letting the Board make the decision. That's the whole thing. Every one of us, all 17 of us get a vote. If you vote 16 people want to do it at the Clubhouse, as soon as we can, then that's the decision the Board makes.

Pat Degnan:

- You didn't take into consideration the conditions. This says arbitrarily from now through March we will do Zoom.

Attorney Robert:

- What I would say is Mark, you and I discussed this at the last in-person meeting and the one thing I would note about it is, and I know this was a hot button issue, I discussed it with Fred who is not only familiar with the White Meadow Lake Constitution but also the legal terminology. The Constitution as Mike says, and Pat says, does say "all meetings of the Association, if practicable, shall be held at the Association Clubhouse." Shall is basically one of those words that means "must" and "if practicable" is a little bit grayer. We generally read it to mean that if the meeting can be held at the Clubhouse, it should be held at the Clubhouse. We had our March 18th meeting at the Clubhouse and then on March 21 the Governor issued a stay at home order. So, starting with April Mike had us flip over to Zoom and we started doing the Zoom meetings. On June 22 the governor increased or basically permitted in person gatherings up to 25% of the capacity of a space and that enabled us to restart our meetings. Then sure enough in July we began again with the in-person meetings. This week, in a last minute call to Mike, I told him what the Governor had done. On Tuesday morning when the Order came out, we switched the meeting to Zoom because the Governor's Order made it impossible for us to meet in person. All of the times that we have not met in person truly has been impracticable because we have not been allowed to because of the Executive Orders. The one thing I will say is that worked well for us because we have been able to abide by the Constitutional language without any problem. When I first saw this motion, the first thing I thought was that along the lines of what Pat said was that it goes out quite a ways to February and March. Now I find it hard to believe that for December and it's almost impossible to believe the Governor is going to be reversing course before December. So, at the very least, we would be able to revisit this in December. Right now we are prohibited from meeting in the Clubhouse the problem is temporarily solved for us and that's just my two cents on this motion. We're in weird times. Lots of precedents are being broken right now. I don't know of any time previously that we have not been able to meet. I've only been with you guys for 3 years. It just does seem like where the problem is presently solved for us. I feel confident that in December my two cents would be to hold off. If the Governor reverses course before December, which I can't imagine him doing, perhaps we could do the dreaded phone vote, then revisit this and have the meeting from home. My two cents would be, because it is such a drastic thing precedence wise, my two cents would be if we will probably be home in December anyway, why not let it ride out until December and then revisit this in December. That's my two cents.

Mark Kempner:

- I appreciate the input you are giving me.
- The key word to me was practicable. We're in a pandemic. Practicable is a very vague word.
- So, I will leave the motion. You can vote it down. Take a vote right now.
- I just feel it's more practicable to plan ahead and stay on Zoom regardless of whether the Governor says we can or we can't. That's all.

**Motion Defeated**

Michael Ilardi:

- Can you make a note on the Roll Call sheet that Michael Lynch left the meeting prior to the last two motions.

Kristen Neu

Chair, Legal and By-Laws Committee

**MOTION #10:**

Motion to accept the attached new wording of the Expenditures Policy into the Administrative Guidelines Section F.

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

**Discussion:**

Kristen Neu:

- The 2 pages after that you will see there is some text crossed out to indicate the text we are removing.
- There was text in red, which is the added text, but it came over in black.
- Since it is black, it is very hard to see. If you squint real hard, you might see it is lighter in color. For the most part it is pretty tough to see.

Joanne Machalaba:

- This came to the Board a couple of months ago.

- It went to Legal & By-Laws. Worked on this with the office. It came to the Board.
- Then the office actually picked up on a couple of things that were inaccurate.
- This reflects the kind of current process with some improvements made.
- It makes the procedure reflect the process we are following more accurate.

**Motion Carried**

## **GOOD & WELFARE**

### Stu Joseph - 25 Old Middletown Road

- You guys did a great job tonight tackling some very difficult issues.
- During the discussion on the Camp, an item came up saying the camp was originally part of POA. Actually in the Tripartite Agreement camp was not originally part of POA. It was part of Country Club and we had been incorrectly treating it as part of POA for a long time and when it came to our attention we corrected it, putting it back in Country Club. It never was suppose to be there. Our documentation and contracts called for it to be in Country Club and it is back where it belongs. I just wanted to make that as a clarification.

### Charlie Bogusat - 24 N. Lakeshore Drive

- I would like to suggest to the Board to raise the A-Field Equalization Fund Fee another \$250.
- The reason being that back in 1950 when the A-Field Equalization Fund Fee was established, it was valued at an 1/8 of a brand new car. A brand new Buick sedan at that point in time for \$2,000. The A-Field Equalization Fund Fee was 1/8 of that value at \$250. Now a car of that value is \$40,000 but you are only charging \$750 for the A-Field Equalization Fund Fee and that's like 1/53 of the value.
- The point I am making is the A-Field Equalization Fund Fee was a way of equalizing a person's investment in the community because the very first families made the biggest investment in the A-Field structure. Then it was designed that when any family moved in, they would make an initiation fee as a contribution for what they were taking advantage of the previous members had already purchased for everyone's use. And so it goes down the line.
- The only thing is that today's initiation fee is not comparable to what it was in 1950.
- That is a good resource of money being that it is amortized in your closing costs when you buy a house.

#### **Response by Suzie Palazzo:**

- Charlie that was just raised a few years ago by the Board. The Equalization used to be \$500 and it was raised to \$750.
- I'm asking the Board to raise it another \$250. Just think if we had raised it another \$250 at the beginning of this year when houses were selling rapidly in our community. A-Field Equalization Fund would have more funds in it right now.
- You can bet this coming spring if the pandemic continues, more people will be leaving the urban areas and coming to these recreation areas and we would have the money in our coffers.

#### **Response by Michael Ilardi:**

- When we raised it last time, we were talking about raising to \$1,000 and was talked out of it by a couple of realtors and it has no affect on house sales. I think it is something we should put on the agenda for December and have a vote in December on it.

### Patrizia Trento - 10 Oneida Avenue

- Has any consideration been given to an electronic message board over by the Clubhouse that would highlight activities and meeting dates.

#### Michael Ilardi:

- Yes, Civic Affairs looked into one for inside and talked about one for outside but it is very expensive because of the electric.

- So it's been discussed. Can it be revisited?

#### Pat Degnan:

- The inside one is being discussed in Civic Affairs. The outside one can be discussed in Civic Affairs too.

Russ Nolan: That will be discussed at the next Civic Affairs meeting.

#### Scot Desort:

- Don't you think that it's important that Bar & Rental coordinates with that too?
- We'd like to have a system, display panel in the bar to advertise specials and events and it should really be tied into the same system being used to announce general events at the Clubhouse.

- I just think that from a community perspective it will get information out there.
- Inside is great but something outside would be ideal.  
Mark Kempner:
  - Thinking on behalf of long-time Board member Stu Kipilman, he would always say how folksy it was to have those hand painted signs.
  - I kind of agree with him but then again I'm from the wrong generation, right?
- With everything we know now, especially with the Women's Club, a lot of our things are done last minute and we are relying on social media and not everyone is on social media. Almost everyone is driving around.  
Michael Ilardi:
  - It would have to go by the Clubhouse parking lot.
  - What about near the dam?
  - It is not a cheap thing to do. We need to get permits, run electrical, build foundations, the sign and computer to operate the sign.
- Russ Nolan:
  - The ballpark for just the sign was a minimum of about \$25,000-\$30,00.
- Kim Stecher
  - We can still have the hand-painted ones around the community.

Michael Ilardi            Motion to adjourn meeting at 11:02 p.m.  
2<sup>nd</sup> by

Next Board Meeting is Wednesday, December 16, 2020 @ 8:00 p.m.

Respectfully submitted,

Debra-Ann Chait  
Recording Secretary

APPROVED BY: Michael Ilardi  
Michael Ilardi, President