**BOARD MEETING – August 22, 2018**

**PRESENT:**

~~JOSEPH ASPELUND~~

GREGG BUNCH

Roger Crook

PAT DEGNAN

Robert fehon

MICHAEL ILARDI

GLen katz

MARK KEMPNER

STU KIPILMAN

JOANNE MACHALABA

BEVERLY NEMIROFF

kristen neu

russell nolan

RUSS PENCAK

KIM STECHER

Robert TORCIVIA

JOY WEINREICH

**ADMINISTRATION:**  DAWN SULLIVAN, Esq.

**ABSENT:** JOSEPH ASPELUND

Michael Ilardi, President, called the meeting to order on Wednesday, August 22, 2018 at 8:04 p.m.

Michael Ilardi

* Apologized for starting late. A couple of things the Board was discussing in closed caucus.
* Asked to start the meeting with a moment of silence for Mayor Michael Dachisen.
* Rockaway Township lost their Mayor on Wednesday night.
* He was only 58 years old. He had a large family.

Kim Stecher Roll Call

Michael Ilardi

**MOTION #1**: Motion to approve the minutes of the July 18, 2018 Board Meeting.

**2nd by Kim Stecher**

Michael IlardiDoes any one have questions or changes to the minutes?

Pat Degnan

* Treasurer’s Report – Page 9 – 2nd Dash should read: The Summary page shows that Country Club has $444,000 but don’t think we have that much to spend because there is quite a bit of Camp and Pre-School money in that total. Country Club does not have a lot of money to spend on anything.

 **Motion Carried**

**CORRESPONDENCE**

WML POA & Staff: Thank you so much for thinking of our family and helping us welcome our son. The gift card will definitely come in handy. We appreciate your generosity and kindness. The Aspelund Family

We made a donation to St. Jude in Michael Dachisen’s name. His family requested this in lieu of flowers.

**GOOD & WELFARE**

Kristen Neu

* Women’s Softball Team won their game.
* Others responded that this was their first year together as a WML team.

**PRESIDENT’S REPORT**

* We have to, and last month I was kind of lax in paying attention, not cross talk and talk individually. Debra can’t pick up and get who is talking and saying what. I have asked her to get my attention if I loose track of what is going on because sometimes I read ahead of what I am doing next.
* Motions:
	+ When a Board Member has a Motion, a Board Member is usually presenting a Motion from the Committee. It does not necessarily have to be that Board Member’s opinion or what that Board Member wanted it to be as that Motion.
	+ They could have voted against it in Committee but the Committee wants that Motion presented and the Board Members does that.
	+ If you have an opinion on a Motion do not take it to a personal level to the person that is presenting it because that might not even be their opinion. If it is, they have a right to their opinion.
	+ Occasionally someone may be more of in an attack mode as if that’s the person’s opinion when it may not be and it’s hard for them to defend when it is not their opinion.
	+ Be cognizant of the fact that they are just doing their job as a Committee chair.

**OFFICE REPORT**

* August 2018 report distributed by email.

**SITE MANAGER’S REPORT**

* August 2018 report distributed by email.
* Russ expressed that he would like to see the report come out a little bit earlier. He believes it only came out today or yesterday. It needs to be out at least a week in advance of the meeting so we all get a chance to see it. When it comes out the day of he doesn’t get those emails and is not privy to those reports.
* **Response**:
	+ How about the Friday before the meeting so people have a chance to read it over the weekend?
* Question on the Beach 3 pumps:
	+ The report says that the Beach 3 pump was replaced or repaired. Can you update us on that?
	+ **Response**:
		- Basically the one that was repaired a while back, cannibalizing parts from both of them was utilized.
		- However we discovered that of all the beaches Beach 3 had the cleanest water.
		- We couldn’t understand but then realized that when we drained the lake for the Dam project we pulled all the leaves out of the Beach 3 cove. The ones that were remaining, Kurt was able to get out with the backhoe. Therefore this year we really did not have to use it, although we used it for a few weeks just to make sure it was running.
	+ So there was one functioning pump previously that is still functioning.
	+ The work noted in this report is for the second pump?
	+ **Response**:
		- No. The second pump was used for ... (??)
		- Basically some work has to be done to start it up, i.e. lining up the inlet tube, lining up the tube that the air comes out of, etc.
	+ Why is he doing that? With the intent of running it now?
	+ **Response**: Just to make sure it is running.
	+ Kurt has another idea.
		- Rather than setting it up the way Princeton Hydro does where circulation lines come down the same corner, Kurt feels that if he gets some time in the fall he will trench cross the Beach and put the other pump, if you decide to purchase it, in the other corner so both pumps are pumping out into the center of the lake rather than in one direction.
* Joanne expressed that she was not sure what work was done recently as noted in this report and why because we know if these pumps sit they will need to be serviced again. So why would we do it if we don’t intend to run it? We have to talk about how we will run it in short order and we have to talk about how we will run it during camp because it makes too much noise. These 3 pumps continue to persist to be a discussion point. She would like to come to closure on what our plan is going forward on these and it will have budget impact if we want to do any new pumps.
* **Response**:
	+ We are not going to use it from this point on because there is no camp to hide the noise. Neighbors were complaining last week. We can only run it during camp.
	+ We did not run it this summer during camp for the most part because we discovered it was not necessary and why waste electricity.
	+ The time Kurt spent was the time setting up the existing pump repaired. The 2nd pump was just cannibalized.
* **Question**: Why did he do it if we weren’t going to be using it and there wasn’t a need for it?
* **Response**:Charlie said he kept getting emails from Joanne and Mike Freedman to use it.
* In the beginning of the summer the Lake Committee’s suggestion was to take the functioning pump and run it during camp to see if it had an effect. That was 2+ months ago. That’s why it was odd to read now that this is what happened.
* **Response**: Here’s why we didn’t run it – we would not be able to decipher an effect because the water was literally the best water in the community. If we put the pump on there was nothing we could learn because there was no negative aspect to the water. Nothing to learn.
* **Question**: Lake had continually requested and expected to run it. You were at Lake meetings but you weren’t running it. We didn’t know it. We brought it up every meeting and emailed you about it.
* **Response**: Charlie said he was not at the last few meetings.
* **Question**: Would that be the kind of thing you want to run like once a month, like starting a car in the driveway and taking it around the block … Things of that nature like if there are seals, bearings that dry out from non-use.
* **Response**: Just wanted to make sure it was running so when we go through the budget process we know if we need 1 or 2 of them.

**MAINTENANCE REPORT**

* August 2018 report distributed by email.

**TREASURER’S REPORT**

* August 2018 report distributed in the packet.
* The original report that was distributed had an addition error. Under the Sinking Fund it said it was only $173,834.81 but actually had 3 CD’s that needed to be added. The correct total in the Sinking Fund is $323,692.31, which is what we have in the report today.
* That $173,834.81 is the cash with the rest in CD’s.
* Some of the CD’s came due, were just sitting in the Merrill Lynch account but needed to go back into the proper account and that’s what we did this week.
* Question: On the POA Financials, Section 24: Special Funds –
	+ 541.01-Capital Improvement Fund: it says that $20,000 was budgeted, $20,000 expended to date and under/over $40,000.
	+ 541.02-Sinking Fund: it says that $10,000 was budgeted, $10,000 expended to date and under/over $20,000.
	+ $5,000 was from 2017.
	+ Under/Over should be $0 in both funds.
* It was suggested that every Committee Chair look at their lines because Lake caught a few things by doing that. Then go back to Pat with the errors/corrections.
* Some things have been paid for but have not been put in the lines yet.
* It was noted that the late fee collections keeps getting better.

**LEGAL COUNSEL’S REPORT**

* Read minutes of Eileen Born’s presentation and discussed with Fred.
	+ Both feel that she presented the information very well.
	+ She has a very good understanding of communities and in particular the way this particular community functions with the Tripartite Agreement and the setup with POA and Country Club.
	+ In fact, in other conversations she has mentioned that she uses this form of establishment when she is engaged in litigation as a measuring stick/yardstick.
* Fred and I concur with her opinion regarding being very cautious about opening up more and more activities to non-members. It’s really a slippery slope.
* Keeping busy on other various researches, assignments and projects.

**COMMITTEE REPORTS**

Athletics – Glen Katz

* Women’s Softball Team won the Championship.
* They won with 2 outs in the last inning with a walk off hit.
* We should throw them a party.

Legal & By-Laws – Rob Torcivia

* Admin. Guideline Section P. 8 sheet handed out for discussion and vote next month.
* Ratios have been thrown out and put in the word “Guests.”
* We thought everyone would have a month to read it to make notes and suggestions.

Renovation of the Bar – Stu Kipilman

* We contracted with the architect (HQW Associates) last year and payment was supposed to be billed in full and made from the 2017 budget but it only looks like a $1,000 deposit was made.
* The payment will have to be paid from the Planning budget.
* If they billed us in full by January we could backdate it to December. However, they only billed us the retainer.
* The bill is for $4,850 and there is $10,000 in the budget this year.

Lake – Joanne Machalaba

* Hosted the boating safety course on Saturday.
	+ There were 38 attendees. The majority was from WML.
	+ Everyone passed the exam so we should have safer boaters out on the water.
	+ Everyone got a temporary certificate and the original card will be mailed to the people.
	+ You used to be able to have a boating license without a certification. Now they require a certification.
* Are you planning to do it in the winter?
	+ Response: No, in the spring, before next summer. We had a waiting list.
* Drinking is allowed on boats at State and Federal level.
* Charlie said he was trying to motivate his security people to take the course but simultaneously they were doing it at Budd Lake and it was $45 so they did not want to take the course here.
* It was asked to send the information to Lake, so they can ask why the difference and see if they could negotiate a better price.

FYI – Michael Ilardi

* We got a bill from Dolan & Dolan for $808.50. It’s over $750 and I am informing the Board that it will be paid out of the Late Fee Account.

**OLD BUSINESS**

Planning Motion will be tabled for another month.

* Pat and I went through the numbers and we feel we have enough to pay the last bill.
* We do not want to withdraw the Motion because we think it’s the last and before we guarantee it we want to leave the Motion since it is already available.
* The total is about $405,555 with another $20,000. Close to $430,000 with the deck, engineering of the deck, extra steel reinforcements, electrical and all the add-ons. It was a bigger job than we originally thought we were going to do.
* We budgeted about $350,000 for the Dam and Engineer.
* With the addition of the deck and engineering, whole bulkhead not in original plan, what ifs and by the ways and the might as wells.
* The project was engineered and signed off on.

Civil Dynamics – Want to bill us for the Spillway. That is not part of the Dam project. That will be a Lake decision.

* The Spillway was a done deal too.
* Mentioned that someone was not happy with the trees that were planted.
* Joanne asked what Civil Dynamics was doing regarding the spillway?
	+ They already gave us their opinion that the trees should come out.
	+ It was noted that Joanne was corresponding with them.
	+ Joanne said we should not pay a dime for that correspondence on the spillway because when they met in person their only request was to get the final as built drawings that was 4 years late in getting to them from Princeton Hydro. All I did was to secure those final plans, professional engineer drawings and sent it to them. If they are billing us for any time due, I need to know about that because it should be $0. I helped them complete their files. Nothing for the spillway for my conversations with them.

**NEW BUSINESS**

Beverly Nemiroff Chair, Beach

**MOTION #2**: Motion to contract with Anchor Fence, Hillsdale, NJ to install a black chain link fence at the Drum pool on the left side of the property line at a cost of $2,900.00. Money to come from line 503.09. This will not overspend the line.

**2nd by Pat Degnan**

Explanation:

Discussion:

* Asked if this was a planned expenditure from that line? **Response**: Yes.
* One request from the vendor that we do not get signs from the company clipped onto the fence.
* Asked if this is all the fencing that needs to be done there?
* **Response**: No. We have to do the right side too. **Motion Carried**

Beverly Nemiroff Chair, Beach

**MOTION #3**: Motion to contract with Anchor Fence, Hillsdale, NJ to install a black chain link fence at the Beach 3 Truck Gate at a cost of $1,600.00. Money to come from line 503.09. This will not overspend the line.

**2nd by Pat Degnan**

Explanation:

Discussion:

* Asked if this is all the fencing that needs to be done there? **Response**: Yes. **Motion Carried**

Russ Pencak 1st Vice President for Maintenance

**MOTION #4**: Motion to accept the following ballot question and explanation:

 To purchase a utility-sided truck with a lift gate & snow plow mount for maintenance. The $60,000 is to come from the Sinking Fund.

 Explanation: The new truck would be more productive if purchased as a utility-sided vehicle. This will allow the efficient transportation of tools & equipment to our numerous facilities. The expense will not increase your dues.

**2nd by Michael Ilardi**

Explanation:

Discussion:

* Have we researched 3 bids for a new truck versus a 3 year old one like Charlie did for security?
* **Response**: I have been to a Ford dealer, Russ has been to a Chevy and Dodge dealer.
* It has been in the same ballpark. We have not gone through the negotiation process with the sales people.
* This is what the truck is coming in at.
* The truck is equipped with a utility body, lift gate and plow package.
* The reason why we are getting a little more expensive truck than a pickup is we are getting a utility back rather than pickup back. All you have to do is ride one day in these maintenance trucks and there is only room for one person because all the tools are piled up on the seat. It is better for us when you consider that all the work is done off site at the beaches, pools, etc.
* The utility truck will have the tools in the cabinets on the side of the truck and it is a much more efficient way for us to work.
* If we get a used pickup truck and pay the labor to have the utility body put on and rewired to put on all the lights – does not know how cost effective that would be.
* Noted that that is half assed and we don’t want to do things that way.
* Asked which truck this is replacing? **Response**: Not replacing.
* It’s much more efficient if each guy goes off in his own truck.
* The red truck has seen its days and we won’t get any money for it.
* Expressed that $60,000 for a truck is a lot of money and that we’ve worked very effectively without a truck like that. To spend that much money for an addition to is a concern.
* **Response**: Disagree. It would be much more effective with a truck like that.
* We need the lift gate and the plow no matter what kind of truck we get.
* The difference is between getting the pickup body or the utility body and does not know the cost between the bodies since we need all the other stuff.
* If we get a pickup back we need to get a pickup box for the tools because having the tools all over the seats is an odd way to work.
* The red truck cannot be replaced as it has already been replaced once and we will not be putting any money into the truck.
* We need to go up to a 2500 or 3500 because you need the chassis capacity for the weight of the lift gate, weight of the snow plow and weight of the utility body which weighs more than pickup back.
* This Motion is not for the Board to decide but to put on the Ballot and knows that if it is put on the ballot the majority of them gets passed.
* We have the dump truck, the white pickup truck, the gray truck and red truck right now.
* Expressed that in order to get productivity and efficiency you have to give the staff the tools that will enable them to be efficient and productive. You cannot give them Stone Age tools and expect them to be efficient and productive.
* We have plows on the dump truck and white truck.
* Expressed that the truck is an investment.
* Should we retire one of the trucks? **Response**: No  **Motion Carried**

Kristen Neu 2nd Vice President for House Ops and Maintenance

**MOTION #5**: Motion to accept the following Public Question and explanation to the Ballot:

Should we spend up to $85,000 on renovations in the Clubhouse building, specifically in the Gold Bar? Renovations to include but not limited to, room insulation, ceiling work, window replacement, HVAC, plumbing and electrical. Money to come from the Sinking Fund in lieu of adding this expense to the 2019 POA budget.

Explanation: Voting YES on this question will allow this already approved work to the bar to run concurrently with the proposed repair and restoration of the bar room itself (windows, ceiling, HVAC, plumbing, electrical, etc.).

 Any funds left over from this renovation may be used on renovations to the Gold Bar.

 Amounts spent from the Sinking Fund will not increase POA dues.

**2nd by Michael Ilardi**

Explanation:

Discussion:

* Sinking Fund is reflecting $137K but it is $323K.
* We budgeted $110,000 for the renovation of the bar but potentially that may not be enough.
* Initially the $85,000 was to go into the budget but Stu Joseph said the best place to put it rather than our dues was the Sinking Fund.
* Expressed that if the $110,000 does not cover the renovation of the bar, they want to use what is left over from the $85,000 for the renovation of the bar.
* By putting it as the Clubhouse building you are limiting the ability to use additional money for the renovation of the Bar.
* When you mention heating, windows, etc. we’re talking about the integrity of the building.
* Want to be able to use any excess money from this question for the renovation of the bar.
* There are a lot of things we don’t have to do or can do differently to save money.
* Not to go beyond $185,000 and but to be able to use the whole $185,000 for the whole project.
* Asked that since we already earmarked $110,000 shouldn’t this read an additional $85,000?
* If you look at the explanation, the comment, voting YES, will allow this work to run concurrently. Like if we are going to be gutting this room essentially why are we leaving all these other items undone?
* The wording needs to be more flexible so we are not restricted.
* What was included in the $110,000?
	+ Bar equipment, refrigeration, glass storage, dispensing systems for draft beer.
	+ Did not include things we did not anticipate for the infrastructure like windows, ceiling, changing the heating or A/C systems, potential plumbing or electrical issues, which have to be done to the room.
	+ Sadly, we did not think it would require an architect but the town requires one for commercial projects to do the job for us but it’s the right time to do when the bar and floor are ripped out.
* Expressed that we should be a bit more transparent with this project.
* We have spent $0 out of the $110,000 to-date.
* Equipment estimate we have in hand is $50,000 without the top of the bar surface.
* The structure, the framing, behind the bar equipment on the bartenders side, does not include a fascia and the actual bar itself.
* **Question**: With the Capital Question that was passed last year for the $110,000, is there a time limit restraint for when the Board has to spend that money?
* **Response**: No. It is open ended until we decide for them to be unallocated.
* Like the truck, we’re voting on a Motion to put on the ballot but then the objective is to communicate this out to the people.
* Kristen expressed that it was worded about the building and not about the equipment as she, as a resident, felt it was misleading. The $110,000 was not an accurate number, there was no planning to get to that and it was literally pulled out of a hat at this meeting. This is a way to correct that error that was made last year. So we are going to designate that $110,000 for the bar renovation but this $85,000 has more of a distinction of being about the building not about a new sink which is covered under the $110,000. If Charlie has any opinion on more Clubhouse building work that would fall under the gold bar renovation and there is something else we could add to this and take away from the $110,000 but I do not know the entire scope.
* Beverly expressed that we are saying we want to spend up to $85,000 on renovations in the Clubhouse building specifically for the gold bar. The explanation goes “this work to the Clubhouse building would compliment the renovations to the gold bar itself.” Aren’t we reversing what we are saying here?
* **Response**: When they say the gold bar they are not saying the room. They are saying the bar and the infrastructure of the bar. When they say Clubhouse building gold bar they are talking about the wood, windows, insulation, the room itself not the bar itself.
* Barry Mendelsohn: Maybe we should include something that it is going to the building and not just the bar so we won’t get the resistance from the community. Even though it says it will not increase the dues it could be seen as why should we pull out that money just for the bar? Have to make the wording more palatable to the general public because not everyone uses the bar.
* Pat noted that not everyone uses the Clubhouse or the pools or the beaches but we did renovate the Clubhouse and everyone who walks in here for other things can’t believe how beautiful it is. The Board’s responsibility is to maintain and upkeep our facilities. She does not see why renovating the bar, which could cause us problems down the road, is not a fiscal responsibility of the Board?
* Suzie: Just a thought, did it ever come up to just add additional money to what was already approved but worded where the additional monies needed for these set things? Just to keep this in mind that if you keep this Motion as a separate thing for the additional money, when it comes time to spend the money you have to be really careful where the money is coming from and whether it is coming out of the $85,000 or the $110,000. If you make a new Motion to say it is additional to the $110,000 then word the explanation to say what you want to include from last year and you then have $195,000 to use as one big umbrella instead of separating the two. It would cause less confusion when allocating the expenses.
* **Response**: It’s a good point. Has to be separate because they are coming from two different accounts: Capital Improvement Fund and Sinking Fund.
* Discussion back and forth as to changing the wording to be more flexible and not as restrictive.

 **Motion Carried**

**GOOD & WELFARE** None

**DISCUSSION: 2019 BUDGET**

* Spreadsheet of Budget handed out to Board members.
* As a Board, we are coming up with a Budget we want to present to the Community at the First Annual Meeting in September.
* In September we go through it saying what we like and don’t like, and say raise or lower it.
* We’ll take that into consideration because we will have new input from the residents.
* In October we vote line by line.
* Some sections are carryovers with some increases and notes for rationale of increases.
* There are notes of explanation.
* We normally don’t recognize the audience as a part of this.
* Public input comes at September and October meetings.

**1. Athletics**

501.02 - Equipment/Supplies

* **Proposed $5,000**
* Playground equipment needs painting, mulching, volleyball court needs sand at Pavilion near A-Field
* **Proposed Decrease to $1,000**
* **Proposed Decrease to $3,000 – Vote wins**

501.10 – Maintain Tennis Courts

* **Proposed $20,000.**
* Community and Committee decided to do surface repair of one court per year rather than patch every year.
* We spent almost $15,000 on Court #4 this year and Court #5 is in much more disrepair.

501.12 – Seed/Maintain A Field

* **Proposed $5,000**
* Allocated for tree work, fencing along right side, replace any lighting that goes out.
* All A-Field fencing should be here.
* **Proposed Increase to $9,000**
* **Proposed Increase to $7,000 - Vote wins**

501.14 – Umpires

* **Proposed $1,400**
* Increased $800 from last year due to having a new Women’s softball team.

501.15 – Payroll Taxes

* **Proposed $1,595**
* Needs to be verified

**SUBTOTAL** for Athletics: **$55,045.00**

**2. BEACH**

503.01 – Lifeguards

* **Proposed $92,803**
* Understaffed this year.
* Built in a 6% increase.
* Lifeguard pay is competitive/on a good level with other lakes.
* Lifeguards were on a downward trend in the area.
* Budget for lifeguards at the gate.
* We need a lifeguard for every 20 swimmers.
* Security at the gates is a Beach expense.
* Security is needed at the Beach on weekends for checking badges and behavior problems .
* Need adults because some people do not give the lifeguards the respect they deserve.
* Need to figure out pay differential for Security.

503.08 – Repair Equip/Structures

* **Proposed $5,000**
* **Proposed Increase to $30,000 – Vote wins**
* For Beach 3 bridge

503.09 – Improve Lands

* **Proposed $3,000**
* **Proposed Increase to $6,000 – Vote wins**
* Drum pool steps near pavilion.
* Install railing to pavilion per Code.
* Fencing

503.11 – Pool Testing Chemical (now: Pool Management & Chemicals)

* **Proposed $0.**
* **Proposed Increase to $16,000**
* Change line name to “Pool Management & Chemicals”.
* Hire outside pool service company to come in to clean and maintain pools.

503.20 – Pool Opening & Closing

* **Proposed $3,500**
* **Proposed Increase to $4,500**
* Inflation

Proposed to add a Security payroll line to Beach.

Proposed to add a Security offset line.

**SUBTOTAL** for Beach: **$182,851**

505.01 - **3. Boat Docks/House**

* **Proposed $10,000.**
* For new kayak racks.
* There is no room at Beach 3.
* A section of the swimming area at Beach 1 has been encroached on.
* No waiting list this year for kayak racks.
* Reconfiguring.
* 2 inserts totaling $9,000.
* All motorboats and pontoon boats got spaces this year.
* People are asking for temporary parking for boats at the Clubhouse to go the bar, etc.
* **Proposed Decrease to $5,000 – Vote wins**
* We have been able to accommodate residents and their boats.
* Money for visiting dock.
* We cannot accommodate all 2,500 homes.
* **Proposed Decrease to $7,500**

**SUBTOTAL** for Boat Docks/House: **$5,000**

515.00 **4. Civic Affairs**

* **Proposed $950**
* Includes $250 for CAI dues and $200 for Nominating Committee Advertising.

**SUBTOTAL** for Civic Affairs**: $950**

507.00 **5. Community Planning & Engineering**

* **Proposed $35,000 – Vote wins**
* $5,000 for Handicapped parking site plans.
* $30,000 for architect and engineering for Clubhouse repairs.
* **Proposed Decrease to $5,000**

**SUBTOTAL** for Comm. Plan & Engineering: **$35,000**

**6. Festival Day**

509.01 – Gross Expenses

* **Proposed $5,000.**

**SUBTOTAL** for Festival Day**: $5,000**

511.01 **7. Furniture/Renovation**

* **Proposed $5,000**
* Lounge furniture
* **Proposed Decrease to $1,000 – Vote wins**

**SUBTOTAL** for Furniture/Renovation**: $1,000**

**8. General/Administrative**

513.11 – Board Meals

* **Proposed $2,300 – Vote wins**
* **Proposed Decrease to $1,500**

513.18 – Alarm System/Fire Alarm

* **Proposed $7,800.**
* **Proposed Decrease to $4,500 – Vote wins**

513.25 – Rent for POA Use of Country Club

* **Proposed $60,000.**
* **Proposed Increase to $100,000 - Vote wins**
* Create a Country Club reserve fund for this.
* Put $0 in Special Funds this year.

**SUBTOTAL** for General Administrative: **$423,208**

**9. House Operations**

517.06 – Beautification/Restoration

* **Proposed $115,000**
* **Proposed Decrease to $30,000 – Vote wins**
* For windows in other areas of the Clubhouse.
* Take out $85,000 for gold bar renovation that was put into a ballot question to come out of Sinking Fund.

**SUBTOTAL** for House Operations: **$55,000**

**10. Insurance**

519.01 – P&C Insurance

* **Proposed $313,100**

519.02 – Health/Life Insurance

* **Proposed $59,800**
	1. – 401K
* **Proposed $9,600**

Country Club Offset is about $60,000 - verify

**SUBTOTAL** for Health/Life Insurance: **$322,500**

**11. Lake**

521.10 – Patrol Boat Maintenance

* Remove line – it’s been 3 years

521.12 – Payroll Taxes

* Remove line – it’s been 3 years

521.13 – Dam Inspection

* **Proposed $7,000**
* **Proposed Decrease to $5 – Vote wins**
* We don’t need an inspection as we just redid Dam and get a certificate of occupancy.

**SUBTOTAL** for Lake: **$71,310**

**12. Lake Reclamation $25,010**

**13. Maintenance**

525.01 – Vehicle Fuel & Maintenance

* **Proposed $7,000.**

525.06 – Purchase Maintenance Equipment

* **Proposed $58,000**
* **Proposed Decrease to $8,000 – Vote wins**
* Took out $50,000 for new utility truck. It is a proposed ballot question with money coming from Sinking Fund.
	1. – Maintenance Salary
* **Proposed $0**
* **Proposed Increase to $220,000**
* We now have 4 full timers and a Custodian raise.
	1. – Payroll Taxes
* **Proposed $0**
* **Proposed Increase to $24,200 – Vote wins**
* Needs to be verified.

Country Club Offset is about $37,500 - verify

**SUBTOTAL** for Maintenance: **$240,700**

**14. Newsletter/Communications $17,582**

* This includes work for the Newsletter/Social Media/Webmaster.
* We might loose Ads if the Newsletter goes electronically.
* HUB Lakes went to an electronic book and now gets no Ads.

**15. Parking Lots $200.00**

**16. Plaques & Awards $500**

**17. Security**

531.01 – Security Salary

* **Proposed $59,000 – Vote wins**
* This includes additional Friday evening security, an increase of up to 4%, Saturday evening Beach 1 security, additional patrol boat hours for weekends, Beach 1 drum pool and circus pool for weekends.
* **Proposed Decrease to $54,000**
* If lifeguards will man the beaches/gate, reduce by $5,000.
* Requested to have a better clarification by next meeting as to what Beach and Security will be covering.

531.05 – Security Cameras

* **Proposed $6,000 – Vote wins**
* **Propose Decrease to $2,000**

Country Club Offset is about $2,000 - verify

**SUBTOTAL** for Security: **$81,990**

**18. Real Estate Taxes**

* **Proposed $0**
* **Proposed Increase to $160,000 – Vote wins**

Country Club Offset is about $8,500 – verify

**SUBTOTAL** for Real Estate Taxes: **$151,500**

**19. Senior Citizens** **$13,000**

**20. Utilities**

* 1. – Fuel (now: Fuel-Oil/Gas)
* Change line name to “Fuel-Oil/Gas”

537.02 – Light/Power

* **Proposed $20,300**
* **Proposed Increase to $30,000**
* **Proposed Increase to $35,000 – Vote wins**
* **Proposed Increase to $36,000**

537.03 – Water

* **Proposed $2,400**
* **Proposed Increase to $5,500 – Vote wins**

537.04 – Refuse Collection

* **Proposed $7,800**
* **Proposed Increase to $9,000 – Vote wins**

537.05 - Sewers

* **Proposed $4,700**
* **Proposed Decrease to $2,300 – Vote wins**

All utility bills need to be verified

Country Club Offset is about $4,000 - verify

**SUBTOTAL** for Utilities: **$61,300**

**21. Women’s Cub $11,705**

**22. Youth Activities $1,655**

**23. Property Rights $5**

**24. Special Funds**

* **Proposed $20,000.00 each**
* **Proposed Decrease to $5,000 each**
* **Proposed Decrease to $10,000 each**
* **Proposed Decrease to $5 – Vote wins**

We still need to fund these funds in other years.

The intention/expectation is not for it to be a wash. Just happens to be what we are doing this year.

The Country Club money for the reserve Country Club reserve is to fund the items in the reserve study.

If we need to add $10,000 to Capital Improvement to fund non-reserve items that is not double dipping.

That is totally a different scope of work.

If we have other money in Country Club then we won’t have to put money in the CC rent line.

If we get the land credits or income from another source, that would be funded that way.

**SUBTOTAL** for Special Funds: **$10.00**

**Total Budget**: $1,762,021 = $737 per house assuming no changes and includes all offsets.

**DISCUSSION**

* Michael Ilardi presented a Motion to create a Country Club Reserve Fund.
* Discussion back and forth about creating a Country Club Reserve Fund.
* Felt it should be given to Legal & By-Laws so the Motion was withdrawn.

**GOOD & WELFARE**

Barry Mendelsohn - 53 Oakland Avenue

* Lifeguard salaries: Has a friend in an HOA in Somerset and another one in Lavallette. They are all telling me the same thing that they are having a hard time finding lifeguards. There is a statewide shortage. Raising the salary a $1 or $2 will probably not resolve the issue.

Michael Ilardi Motion to adjourn meeting at 11:33 p.m.

**2nd by**

1st Annual Board Meeting is Wednesday, September 12th @ 8:00 p.m.

Next Board Meeting is Thursday, September 20st @ 8:00 p.m.

Respectfully submitted,

Debra-Ann Chait APPROVED BY: Michael Ilardi Michael Ilardi, President