**BOARD MEETING – May 18, 2022**

**PRESENT:**

|  |  |  |  |
| --- | --- | --- | --- |
| MICHELLE CROMWELL  ROGER CROOK  PAT DEGNAN  ~~DANIEL GRANT~~  MICHAEL ILARDI | GLEN KATZ  ~~MARK KEMPNER~~  STEVEN KOENIGSBERG  DEBORAH LINNELL | MICHAEL LYNCH  DARYL MACELLARO  JOANNE MACHALABA  ~~BEVERLY NEMIROFF~~ | KRISTEN NEU  AMI NICKEL  BARRY SILBIGER  MICHAEL STOCKNOFF |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**: Deborah Linnell: 8:10pm

**LEFT EARLY**:

**ABSENT:**  Daniel Grant, Mark Kemper, Beverly Nemiroff

Michael Ilardi, President, called the meeting to order on Wednesday, May 18, 2022 at 8:03 p.m.

Ami Nickel Roll Call

**MOTION #1**: Motion to approve the minutes of the April 20, 2022 Board Meeting.

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

Discussion: None

**Motion Carried**

# CORRESPONDENCE

**None**

**GOOD & WELFARE  
None**

**-**Pete Shappe **, 10 Valley View:** Chair of Audit Committee wishes to thank Ryan, Jackie, Joanne, Michele and the office staff, and the members of the audit committee, this was the earliest completed audit in many years and it went great.

-Pat Degnan, 88 Valley View: Reminder that on Memorial Day Monday there is a sunrise service at the WML FireDept at 6:00am and there is breakfast served afterwards

# PRESIDENT’S REPORT: Michael Ilardi, President

-Thank you to Steve for all your work on the Circus pool and all your work with lifeguards, thank you for everything!

-Thank you to the women’s club for the spring market, it was very well run

-Scot & Roger thank you for filling in at the bar on Sunday so we didn’t have to close

-The beach 1 parking lot and camp lot have been stripped

-The blood drive had 67 units collected and we will continue to do that every other month

-Morris Hills requested to use beach 1 parking lot May 21 for a pick up event

-Joanne and I and the board would like to recognize Jackie and Ryan with the way they handled the security breach that we recently experienced, thanks to their work and staying on top of our finances they caught the problem and fixed it quickly.

-Mike presented thank you certificates to Jackie and Ryan.

**OFFICE REPORT**

* May 2022 report distributed by email.

Discussion: None

**SITE MANAGER’S REPORT**

-May 2022 report distributed by email.

-Charlie: Facebook message about Will Kimerblin, he is one of our security guards. Will was injured in a car accident several years ago and sustained a major brain injury. While we were concerned about bringing him on board, the community really respects him and he has been with us for a long time now. He was a champion swimmer, wrestler and this accident took so much from him. He also lost a bunch of weight just by walking and doing the rounds here!

Discussion: None

**MAINTENANCE REPORT**

* None

# TREASURER’S REPORT

Joanne Machalaba, Treasurer

-81% of dues have been collected

-Fuel expense has used ¾ of the budget due to increased prices so we will likely overspend that line

-Country Club- net income is $372,000

-House has brought in $7,900

-Bar and Rentals: $11,000

-$1.2 million in POA Cash

-Ryan has informed that we are back to FDIC limits

-Preschool: YTD Revenue: $16,000. We are seeing increased enrollment which is good and we may break even on that program this year

-WebML: 33% of residents enrolled

-Small business grant program through Morris County: we received $6,700 and it is restricted, and our finance team will be reporting in regards to how we spend it.

# LEGAL COUNSEL’S REPORT

* Nothing for the public portion of the meeting

Discussion: None

# COMMITTEE REPORTS

**House Activities:**

**-**Pat- Summer kick off is Sunday the 29th from 3-6, it would be a good time for board members to say hello to new residents.

-Kristen: Please take the time to invite people to anyone you think would be interested. Go into the event and just share and invite people to pick up the registrations and attendance.

**Legal and Bylaws:**

-Kristen: Section P: language request 6 month notice for committees and discounted facilities when booking facilities, and outside rentals do not have a timeline. Would like board to decide if that is language that should be changed.

-Joanne noted that from a revenue stand point, rental typically make more money for us, but also recognized that the residents need to be a priority.

-Joanne: The purpose of the language was to ensure special events and outside events had the opportunity to book

-Michelle: noted something like Pub Night is a huge money maker, maybe we can offer committees to do one committee event a month. We have to find that balance for our residents and our outside residents.

-Michael: noted with the upgrades to the building the rental interest will increase .

-Michelle: Something like HUBS will be an issue, language needs to reflect that

-Laura Ashley: The 6 months has been an informal rule that typically works, we do book our dates a year in advance but know they can be bumped. In the event that we are dealing with vendors and we are paying a fee, it makes sense to ask the board for an exception so we know that we will not get bumped. But we have seen it the other way where our stuff get bumped, especially around Halloween because it is a high rental time, but our community loves it so it would be a shame to lose that event.

-Mike: The board just needs to know that if we do not restrict the committee bookings, we will be limited on our income for CC because they can not do all the rentals they want. It is fine either way, but we need to recognize that.

-Joanne- This comes back to judgement and common sense- we know what is high time and what is popular and then the committee chairs have a discussion if something is array.

-Kristen: It is in our report every month. Do we want to keep things as is?

-Mike: Give the board a month to look at what is existing and what needs to be changed.

**Beach**

-Glen: Feels confident about where we are going with beach and the pools. The beach committee has been incredible and even with the challenges everything has been address and we are ready to roll for the season. I also want to recognize Michelle, Ami, Charlie and Pat- you all have done a great job!

-Drum pool is very close, hoping it will be open for Memorial Day. It has come out amazing and we will be making an announcement to the residents soon.

-Michelle: We have guards that will be at beach 1 from 4-8 on Friday of Memorial Day weekend.

**Planning:**

Mike: The building work is going well. We are thrilled with the contractor, and it has been a homerun. He is going above and beyond what he needs to do. Contractor is Spartan Construction, and he is very impressed with the whole place.

**OLD BUSINESS**

**NEW BUSINESS**

**Audit Discussion:**

Pete Shappe, Audit Committee Chair

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

Tom Dartnell- Lead Auditor, Nisivoccia, LLP

-          Thank you to WML for your cooperation and compiling everything in a timely manner so that we may render an opinion on the financials. This was the first year that we met all due dates, so well done! This was a much cleaner audit, much more proactive interaction with the board. Everyone approached this with accountability and it was definitely an improvement in communication and the process.

- Provided opinion paragraph

-          No new accounting policies; no disagreement over accounting policy or procedure

-          Report of audit of financial statements for the year ending December 31, 2021

-          ‘Full Scope’ audit was done, of all books and records, minutes, contracts; no difficulties in working with management

-          Report of POA’s total assets

-          Report of advances between WML’s two legal entities

-          Report of POA’s liabilities

-          Report of POA’s revenue, expenses, investments

-          Addition of COVID language on page 15

-          Opinion of auditors

-          Report of Country Club Assets

-          Report of Country Club earnings

-          Report of Country Club income as against prior years’

-          Report of Country Club income taxes, current and deferred

-          Report of ‘cash position’

**MOTION #2 :** Motion to accept the 2021 auditor’s report & financial statements for the POA & Country Club from Nisivoccia, LLP.

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

Discussion: None

**Motion Carried**

**FYI: Office:** Renewal of our annual contract with Imperial Copy Products, Inc for maintenance of our copy machine at a cost of $1,278.43. Money to come from line 513.09

-Application for Household Membership dated 5/17/2022

•    Consensus to accept: Yes

# FYI: House Ops: Hiring O’Neill & Sons to clean the carpets in the Gold Lounge & Trophy Rooms at a cost of $1,125.56. Money to come from Country Club.

# MOTION #3: Motion to purchase lifeguard clothing/bathing suits for the season from California Beach Hut. Cost not to exceed $4,500 & monies to come from line 503.15. This will overspend the line by $2,000 but will not overspend the Beach budget.

# Motion by: Steve Koenigsberg, Director 2nd by: Mike Ilardi, President

Discussion:

-Joanne: Are you certain you will not overspend the budget, I am concerned about the propane use and fuel costs.

-Steve: We have an extra $3,000 in the budget. There was no way to anticipate this, all the costs have gone up and we did a lot of research and cost analysis.

-Joanne: Totally understand, I am just concerned about the overall budget

**Motion Carried**

# MOTION #4 : Motion to switch POS provider to Toast Payments. Initial one-time cost of $2,700 & monthly charges of $225 for 4 terminals. Credit card processing fees to remain the same. Money to come from Country Club.

# Motion by: Roger Crook, 1st Vice President 2nd by: Pat Degnan, Director

Discussion:

-Barry- Are we owning or renting the hardware?

-Roger- We will own them. We are not happy with our current provider. Everything is based on Windows 5, which is no longer produced.

**Motion Carried**

# MOTION #5 : Motion to spend up to $5,000 for new tables for the ballroom & deck. Purchase to consist of: Ten 8 feet long tables, Ten Hi Top Pub tables, Ten 60” round tables, 15 outdoor 36” square tables. Money to come from Country Club.

# Motion by: Roger Crook, 1st Vice President 2nd by: Mike Ilardi, President

Discussion:

-Kristen: Thank you to Bar and Rental for investing.

-Joanne: Can we sell the ones that are not in bad shape?

-Roger: They are not sellable, but we will find an organization.

**Motion Carried**

# MOTION #6 : Motion to hire C Bar Ranch Inc, Cloverland for $1,700 for pony rides & a petting zoo at the Fall Festival. Money to come from the Community Events line 539.09. This will not overspend the line.

**Motion by: Pat Degnan, Director 2nd by: Daryl Macellaro, Director**

Discussion: None

**Motion Carried**

**FYI: Maintenance:** Purchased black dye mulch from Dan Como & Sons, Inc at a cost of $1,213.30. Money to come from line 525.02. This will not overspend the line.

**MOTION #7: Motion to add to the guidelines no signs posted on POA property or at the welcome to WML sign without Board approval.**

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

Discussion:

-Mike: Signage in use of facility section

-Steve: Will Maintenance dispose of any signs that get put there?

-Mike: Yes

-Kristen: Had a coworker reach out about people taking an open house sign down. Does not agree with taking down temporary professional signage.

-Roger: It is hard to manage exceptions.

-Mike: This has been historically done and I am motioning to have it formally put in.

-Kristen: Maintenance should not be throwing out people’s signs.

**Motion Carried**

**MOTION #8: Motion to prohibit any cannabis or marijuana use on any POA property including the Lake & anywhere where other smoking is allowed.**

**Motion: Mike Ilardi, President 2nd By: Joanne Machalaba, Treasurer**

**Discussion:**

-Attorney suggested adjustment to the language. You cannot actually ban the product; it has to be the consumption.

-Joanne: We do not own the lake

-Glenn: Questions the difference between drinking and smoking

-Joanne: I want to know what other communities are doing

**Motion Defeated**

**GOOD AND WELFARE**

**Laura Eory:**

-Would like committee information on the website so residents know how to reach people with questions.

-Seems to be confusing for the residents to know what is to come and we can better promote it.

-Women’s club is bringing in revenue through the bar and we work with bar and rental to ensure they are opened and bringing in income. Wanted to clarify that even though the events are free, there is revenue coming into the bar.

-Mike- Agreed and suggested marketing committee consider that addition to the website.

**MOTION TO ADJOURN AT 9:34 p.m.**

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

Next Board Meeting is Wednesday, June 15, 2022 @ 8:00 p.m.

Written & Submitted by: Devon Maloney

Approved by: Michael Ilardi, President