**BOARD MEETING – October 10, 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:**  ROBERT ROSSMEISSEL, Esq.

**ABSENT:** JOSEPH ASPLUND**,** GREGG BUNCH, RUSS PENCAK and JOY WEINREICH

Michael Ilardi, President, called the meeting to order on Wednesday, October 10, 2018 at 8:00 p.m.

Kim Stecher Roll Call

Michael Ilardi

**MOTION #1**: Motion to approve the minutes of the September 20, 2018 Board Meeting.

**2nd by Mark Kempner**

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

**Motion Carried**

**CORRESPONDENCE** None

**GOOD & WELFARE**

Stu Joseph – 25 Old Middletown Road

* I attended 1 of the 2 sessions that Rob Torcivia gave about the Land Development Credits.
* It was great and extremely informative.
* More importantly it made me realize we actually are highly likely to get this money.
* $1.6 million is real. If you look at the last few years, they have been giving out, on average, about $1.5 million a year.
* This is close. I didn’t realize how close it was. This is potential real money in the not too distant future.
* I cannot think of any Board member who has been able to pull in $1.6 million and certainly none of us have been able to do it in savings.
* If you can think of someone else Stu who has done it? I think it is phenomenal.

**PRESIDENT’S REPORT**

* We are going to have a closed caucus at the end of the agenda.
* Want to congratulate Kristen and Dave Neu on the birth of their daughter.
* Thank you to Rob for the Land Development Credits Presentation he did on 2 different nights and it was extremely informative and interesting. It is a shame that a lot people did not come out. Hopefully they do not have questions.
* Asked how many people came? **Response**: 1st night about 30-35 people and 2nd night was in the single digits.
* Rob Torcivia spoke with Carl Rupp ahead of time. Carl understood it and said he would explain to people – none of them came. So they must understand it and be happy enough with it to not come out.
* Want to thank Patrizia and the Women’s Club for the Fall Festival and the bar opening early.
* They had about 300 people on the lawn.
* The bar opened two hours early and did very well.
* The Blood Drive is October 21, 2018. Come get your blood taken. Joy will really appreciate it.
* Suzie sent an email about committee assignments. Please respond to that with some choices you would like Chair or the Officer-in-Charge of what committees. Cannot promise I can accommodate you but I will at least take it into consideration.
* The Re-Org Meeting will be next Wednesday, October 17, 2018 at 7 p.m. We will have dinner and your spouses are welcome. **Response**: Suzie asked everyone to RSVP by Friday so we can order the food from the caterer.

**OFFICE REPORT**

* October 2018 report not included this month.

**SITE MANAGER’S REPORT**

* October 2018 report not included this month.

**MAINTENANCE REPORT**

* October 2018 report not included this month.

**TREASURER’S REPORT**

* October 2018 report distributed in packet.
* Pat noted that if anyone has anything they want her to check before Sunday, please let her know.
* Community and Planning Engineering – Stu Kipilman noted that we paid for the architect HQW from the line in September and it is not on there.
* Michael suggested we not go through line by line right now. Take a look at each of your budget lines and if you see ones that look like the lines do not represent what you recall spending just highlight it and we can discuss it later in closed caucus and try to get it rectified by Sunday.
* It was brought up at the last meeting about the Special Fund accounts. Special Funds did not change with the under/over. Does not make sense. It shows that Capital Improvement spent $20,000 and where it says under/over it says $40,000. With the Sinking Fund it shows we spent $10,000 and where it says under/over it says $20,000. Should be $0.
* Stu Joseph sent Pat an email this afternoon about the Treasurer’s report with the added numbers.
  + Took the numbers that you guys have in your packet for September and added that to the regular budget view so people can see how much we spent year to-date on all of the items.
  + Pat, you can forward that to everyone. It will be important because you can expect people like me to ask you “if you only spent $4,000 so far, why do you need $10,000?”
  + Look at what you have, think about how much more we are going to spend the rest of the year and think about what you are asking for.
  + I try to be consistent at asking that type of question for any big-ticket items.
  + Keep that in mind so you are prepared to answer for your individual committees.

**LEGAL COUNSEL’S REPORT**

* Nothing new to report.
* Michael Ilardi said it was brought to his attention that there are 1 or 2 houses on Airbnb that are renting the properties for nightly/weekly rentals and advertising to use the pontoon boat if you have a boat license. He asked the attorneys to draw up a letter that we can send if we know of the resident. We will put something in the Newsletter informing people that if they rent their home that’s their business but they cannot allow people to use the facilities, not just the boat but swimming in the lake. They are not members. They would have to be accompanied by the member to use the facilities. This is being advertised that way.
* Drafting a letter, that is not especially threatening. It basically notices that the owners who are going to advertise their properties on sites like Airbnb, and we do not say this in so many words, that they have to make sure their guests are not going to be using the common properties in ways which are not allowed which is apparently going on. It’s just a notice basically for now.
* Keeping busy on other various researches, assignments and projects.

**COMMITTEE REPORTS**

Committee Reports:

* You notice this month that the Board packet, the first page, was not an agenda but a list of committee minutes we are still waiting for.

Stop the Bleed Program – Russ Nolan

* It is on October 25, 2018.
* If you want to sign up you have to email the gentleman who is running it.
* Right now it is a little low, only about 5 people.
* What I hear from Joy it is a very good program.
* It’s advertised on the Town website, White Meadow Lake FB page, WML Social & Discuss FB page.
* Need to register for the program and it takes about 2 days to confirm.
* Asked if there’s an explanation as to what it entails because it is not self-explanatory by the title?
* **Response:** 
  + What it is, is a program where a layperson if they come upon a scene where a person is bleeding there are steps you can take as an individual to do until the emergency services come.
  + No explanation. It basically says it’s a controlled bleeding course.
  + Advised to put a little more detail on the site about the program.

Athletics – Glen Katz

* Concrete Slab for Swim Team Shed
  + Went to Township to check on the cement/concrete slab. We do not need it, only gravel/crushed stone. It will therefore save us a couple of grand.
  + Will get together with Charlie and Kurt and figure out what materials we need.
  + We want to use this year’s funds. Will get the crushed stone and leave it behind the concession stand until they get to do the work.
  + Can’t see material costing more than $500 rather than the $2,500.
* Horseshoe Pit
  + Got in touch with landscapers regarding estimates and they are re-working the numbers.
  + One of the guys from the horseshoe team called them to give them specifics, exactly what they need.
  + Hopefully we will have everything together for the next meeting. Motion being tabled again.
* HUB Lakes – Pat Degnan
  + You received a piece of paper that lists all the HUB Lakes sports that we participate in. There are 17 total sports. We participated in 12 different sports this year. We took 2 first places in our sports teams – Women’s softball and horseshoes. They had to go to some of the other towns because of the shape of the pits.
  + We came in fourth overall.

Insurance – Robert Torcivia

* They are giving me some profiles to fill out so there is some information I will need to gather to send the insurance companies. We want to make sure everyone is okay with that. We have to say have far away we are from the fire hydrant, how many houses there are and things of that nature. Does not see anything that is terribly controversial. Asking about history of previous claims.
* Now our insurance company knows they are being shopped.
* Can anyone think of something that we would not want to …
* Michael Ilardi: Want everyone to be aware that we are giving out information to get competitive quotes and if anyone has concern that we shouldn’t be giving something out. Did not want to give the authorization without the Board being aware.
* Asked if we are going through a broker?
* **Response**: Going to multiple brokers with other connections to get competitive quotes. Once the broker calls an insurance company, the insurance company now says this broker has the lead for WML. They will only quote once to one broker.
* They asked about our budget, do we own boats, do we have a gas facility for the boats, etc.

**OLD BUSINESS** None

**NEW BUSINESS**

Kim Stecher Chair, House Activities

**MOTION #2**: Motion to hire Potbelly’s Riverside Café for New Year’s Eve at a minimum cost of $2,575.00. This price is for the minimum charge of 85 people at $25.00 per person and also includes 3 associates to serve and clean at $150.00 each for the evening.

**2nd by Michael Ilardi**

Discussion:

* It was a general consensus of the Committee meeting last week that the past few years we tried other locations for New Years Eve and it has not been as good in the past as Potbelly’s Riverside Café.
* We got a quote from them. We reached out to various other places.
* Do not have 3 quotes yet.
* We have not heard from Dante’s or Brick 46.
* Was not happy with Apple Spice Junction last year or Olive ?? which is no longer in business.
* For what we can afford to spend, Potbelly’s is the best. People who go to New Years Eve prefer them too.
* Asked if there are any tips or tax that needs to be included?
* Ticket price will be $50 per person. No early bird special. No drink coupons.
* It will cover all of our expenses.
* Getting quotes for DJ. **Motion Carried**

Michael Ilardi President, House Ops/Maintenance Committee

**MOTION #3**: Motion to hire Bertoli Plumbing & Heating to replace a section of rotted waste pipe & fitting in the clubhouse basement at a cost not to exceed $1,900. Money to come from Country Club.

**2nd by Roger Crook**

Discussion:

* Did we get other bids?
* **Response**: Yes. Definitely 2, but third one did not show.
* Stu Joseph expressed that the money will be coming out of Country Club for the next 3 items and it will be better served if we use that money to buy capital items. This will deplete Country Club money. If there is a way to get it out of the POA to repair and maintain the facilities, which is the Charter of the POA, it might make more sense. If it is not a Capital Improvement then it should be considered to come out of the budget.
* Asked if we have POA money left in the POA budget, which looking through the latest budget we might, would it best be served to put this towards POA?
* **Response**: Country Club has money and it’s a Country Club pipe. Let Country Club pay for what it can pay for.
* It wasn’t a budgeted item.
* Pipes do not depreciate. So ideally you want Country Club to spend money on things that depreciate.
* Michael Ilardi spoke with auditors. The funding of an item does not give it the right to depreciate it or not. It’s the ownership of the item. If we buy a pickup truck with POA funds and Country Club makes the purchase and it is registered to Country Club it can be depreciated to Country Club, is how the auditor explained it to me. It’s not who makes the purchase; it’s the owner of the item.
* If you spend the money out of Country Club now, you will not have the money in Country Club to buy those kind of items that are on the Reserve list that are Country Club items.
* Expressed that POA is supposed to maintain the Country Club and this seems to be maintaining the Country Club item. This seems more of a POA item.
* Now that we have been made aware of a better way to separate it, if there is an opportunity to separate it where POA is doing the repairs and maintaining the facilities like this one is, that would be an easier way for Country Club to maintain the assets it needs to a clearer job of buying those other items.

**Motion Carried**

**FYI: House Ops/Maintenance**

Accepting service contract from Harmony Heating Corp. to service all A/C units in the Clubhouse & A-Field at a cost of $1,368. Money to come from Country Club.

**FYI: House Ops/Maintenance**

Accepting service contract from Dixon Bros. Inc. to deliver oil & service 3 oil & 1 gas fired forced air furnaces in the Clubhouse, maintenance garage, pre-school & A-Field at a cost of $1,036. Money to come from Country Club.

Michael Ilardi President, Board

**MOTION #4**: Motion to accept the Alternative Dispute Resolution for Property Owners Association as presented by our attorneys and on file in the office.

**2nd by Robert Torcivia**

Discussion:

* Asked if this will be included in the Newsletter?
* **Response**: Thinking about including it with the Dues statement.
* **Attorney**: Not an obligation. Not necessary. Probably a good idea to notice members of the POA one way or another that this is a venue they can take.
* In the Newsletter, we can put in the Board synopsis that we passed this Resolution, it’s on the website and is available in the office. **Motion Carried**

**GOOD & WELFARE**

Michael Freedman -

* I see that in House Ops & Maintenance that we are accepting two contracts for heating.
* When the emails were sent out by Charlie to Committee I asked Charlie some questions. I still have not gotten those answers. Did this come before the Board? How was the decision made on how we accepted them?
* **Response** by Michael Ilardi: It came to Committee.
* Why did Charlie refuse to answer questions?
* **Response** by Michael Ilardi: Charlie’s not here to answer. Maybe we can answer them here.
* What does JOS mean? Charlie said it was important. **Response**: Can’t answer that.
* What’s the difference between the daily rate for oil and the general market rate? Annual, semi-annual, quarterly, monthly, weekly, daily?
* **Response** by Michael Ilardi: I do not know the difference between the general and the other. I know with one of the contracts it was a discount in the oil if we used 3,000 gallons. With the other company, the second year was free for the service contract. That out weighed the discount of the oil.
* We had a higher discount than that.
* **Response** by Michael Ilardi: I can’t answer every question on that. We went over the few choices that we had and this is what …
* I asked those questions more than one time the day I got the email.
* **Response**: It was discussed at the committee meeting.

Michael Ilardi Motion to go into closed caucus at 8:36 p.m.

**2nd by Mark Kempner**

Michael Ilardi Motion to adjourn meeting at 9:26 p.m.

**2nd by Mark Kempner**

2nd Annual Meeting is Sunday October 14, 2018 @ 12:00 p.m.

Next Board Meeting is Wednesday, November 14th @ 8:00 p.m.

Respectfully submitted,

Debra-Ann Chait

Recording Secretary APPROVED BY: Michael Ilardi Michael Ilardi, President