**FIRST ANNUAL MEETING – September 14, 2022**

**PRESENT:**

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| MICHELLE CROMWELLROGER CROOKPAT DEGNANDAN GRANTMICHAEL ILARDI | GLEN KATZ MARK KEMPNERSTEVEN KOENIGSBERGDEBORAH LINNELL | ~~MICHAEL LYNCH~~ ~~DARYL MACELLARO~~~~JOANNE MACHALABA~~ BEVERLY NEMIROFF   | KRISTEN NEU~~AMI NICKEL~~ BARRY SILBIGERMICHAEL STOCKNOFF  |

**ADMINISTRATION:** ROBERT ROSSMEISSEL, Esq.

**ARRIVED LATE**:
**ABSENT:** AMI NICKEL, JOANNE MACHALABA, MICHAEL LYNCH, DARYL MACELLARO

Michael Ilardi At 8:00 p.m. states that we are going to wait until we have either 50 people or wait 20 minutes, make a motion to waive quorum, vote and begin the meeting.

**MOTION #1** I make a motion to waive the quorum as set forth in the Constitution.

Michael Ilardi, President

* By a show of cards, is it okay if we start the meeting without a quorum?
* Over 2/3 of members present have voted in favor of waiving the quorum

**Pledge of Allegiance**

Suzie Palazzo Roll Call

Michael Ilardi, President, called the meeting to order on Wednesday, September 14, 2022 at 8:20 pm.

**SUMMARY OF YEAR’S ACTIVITIES**

-Pat Degnan, 88 Valley View Dr, Co-Chair of Athletics

-Started women’s horseshoes, lots of participation this year.

-Beverly Nemiroff, 63 Shawnee Ave, Co-Chair of Civic Affairs

 -It has been a great year. We have the dog adoption day coming up. We raised money for Warrior Strong and their veteran’s organization.

-Steve Koenigsberg, 186 W. Lake Shore Dr., Chair Maintenance

 -Great group of guys and they are always on top of everything.

-Mike Stocknoff, 49 Lake Shore Drive, Chair of Planning Committee, Co-Chair of Bar and Rental

 -Exterior of building just finished, and now we are looking at the preschool for the next project.

Bar is doing great; the new POS system is giving us great data to inform us.

-Roger Crook, 163 Valley View Dr., Office in Charge of Bar and Rental, Officer in Charge of Computer Committee

 -The growth has been incredible in the bar, the team has done great, and the rentals are at an all-time high. Our revenue is higher than ever, and we get to give back to the community.

-Kristen Neu, 42 Seneca Ave, Chair of Legal and By Laws, Co-Chair of Marketing and Communications

 -We are currently going through the administration of guidelines to update everything.

 -This is a newer committee and hired a marketing specialist role to streamline communication. Our newsletter has been revamped along with our ad program.

 -We are revamping our CC website and building a preschool website. We also plan to update our POA website and camp in the next several months. We also want to build up committee information on the websites.

-Deborah Linnell, 237 Lake Shore Dr, Co-Chair Camp Committee

 -Biggest registration year ever which will allow us to run more programs. We got great feedback from parents.

-Barry Silbiger, 12 Lake Shore Dr., Co-Chair of Lake/Lake Rec Committee, Co-chair of Security Committee

 -New docking was a success. The maintenance of the lake looked good this year, thanks to the weather. The fishing has been reported to be pretty good in the lake this year.

 -The guards worked hard to have a relationship with the police department. We had no major incidents this year, but the relationship continues to help.

-Mark Kemper, 4 N. Lake Shore Dr, Officer in Charge or Marketing Committee, Officer in Charge of Legal and By-Law Committee

 -Thank you to Kristen, things are so professional and streamlined, thank you for your leadership.

-Glen Katz, 47 W. Lake Shore Dr., Officer in Charge of Athletics Committee

 -Thank you to our committee participants. Everyone is working incredibly hard to keep our summer experience the best it can be.

 -Participation is way up in the community through all the athletics teams.

-Michelle Cromwell, 49 Sioux Ave, Co-Chair of Beach Committee

 -We hired 50 lifeguards this year and we maintained their hours and kept our beaches open all year long. We also took on swim lessons for over 100 individuals in the lake which was great. The families loved our 4th of July events and everything we have added.

-Mike Ilardi, 19 North Brookside Dr, President

 -Festival Weekend: It is now 4 days, so thank you to Ilene for all her hard work. We broke income records and participation records this year, so it has all been very exciting. We also had great participation from sponsors. We have also increased our blood drives, and we are doing our part to help the community in a bigger way.

 -The renovation on the building is fantastic, the project went better than we could have expected.

 -Thank you to the board and the volunteers for showing up for this community. The management for this community is an incredible undertaking and the commitment is priceless.

# REPORT BY NOMINATING COMMITTEE

Scott Rothbart- 2 Wenonah Avenue, Chairperson for Nominating Committee

* President
	+ Nominating Committee nominates Michael Ilardi
	+ Nominations from the floor: None
* 1st Vice President
	+ Nominating Committee nominates Roger Crook
	+ Nominations from the floor: None
* 2nd Vice President
	+ Nominating Committee nominates Glen Katz
	+ Nominations from the floor: None
* Treasurer
	+ Nominating Committee nominates Joanne Machalaba
	+ Nominations from the floor: None
* 3 Year Term, Director
	+ Nominating Committee nominates Pat Degnan, Steve Koenigsberg, Michael Lynch, Dan Grant
	+ Nominations from the floor: None
* 1 Year Term, Director
	+ Nominating Committee nominate: Roy Viola
	+ Nominations from the floor: Mike Stocknoff nominates Scot Desort. Scot accepted the nomination.
* Nominations Closed

# BUDGET

#  -Stu Joseph, Co-chair of the budget committee

**1. Beaches**

**-503.19 Propane**

- Barry Mendelsohn, 53 Oakland Ave: We overspent last year, suggest we go to $2,500 based on current rates.

- Response: Propane is split 25%/75% with camp. This year we had to get additional gas because there was a leak in the line, and we were losing propane which will not be an issue next year.

- Modified suggestion to $2,000

**-503.08 Repair Equipment/Structures**

- Frances Zegar, 31 Mohawk Ave: Increase from $15,000 to $30,000 to replace the slides on beach one based on rust and overall condition.

**-503.09 Improve Lands**

-Brigid Grahame, 1 Oswego Ave: $5,000 to $20,000 to improve the beach one playground, specifically the yellow structure

**2. Comm. Plan & Eng.**

**-507.00 Comm. Plan & Eng.**

- Mike Ilardi, 19 North Brookside Dr: Got estimates for preschool project, would like to increase to $20,000

- Daniel Grant, 97 Oakland Ave: Proposed we go to $25,000 as fees are increasing

**3. General & Administrative**

**-513.25 Rent for POA use of Country Club**

- Stu Joseph, 25 Old Middletown Road: Rent went from $60,000 to $84,000, suggest it goes back to $60,000 but wondering why it got raised.

- Response: Raised to get more money into CC line

- Stu Joseph, 25 Old Middletown Road: There is another line that transfers money from POA to CC- we are transferring about $160,000 annually and that line is maintaining without this increase.

- Response: The increase aligned with the increase in normal rental rate

**4. Lake**

**-521.01 Lake Treatment/Supply.Test**

 - Glen Katz, 47 West Lake Shore Dr: Why haven’t we spent more of this?

- Response: Most of the charges will hit soon.

**5. Lake Reclamation**

**-522.12 Alum System Maintenance**

- Barry Mendelsohn, 12 Lake Shore Dr: Why are we dropping it from $4,000 to $2,000?

- Response: We had to replace several pumps this year and we do not have to do that for next year.

**-522.07 Lake Dredging/Raking**

- Suzie Palazzo, 55 White Meadow Rd: There was talk of possibly sharing with another lake and no money has been spent and we are leaving a lot of money hanging.

- Response: Last year our consultants suggested doing some spot weed harvesting where it gets really bad. This year the weather helped, and it was not that bad, so we did not need to do the additional treatments. We still want to keep it in so we can implement that recommendation next year.

- Mark Kempner, 4 N. Lake Shore Drive: Last time when we tried that process we didn’t get weed, we got muck that was another issue. Why do we want to do that again?

- Response: This is a different process. It is a harvesting system that would not lead to that issue

- Glen Katz: Is this “just in case” money?

- Response: No, this year was unique with no rain. We will need this process when the weather levels out.

- Stu Joseph, 25 Old Middletown Road: This was going to be a test to see how it would work. I would like the board to consider offsetting the dues with the $18,000 underspend this year due to not using that money. It is a big line and a significant enough impact on the dues.

-**522.13 Community Education & Awareness**

- Daniel Grant, 97 Oakland Ave: We underspent this line by $20? What is that used for?

- Response: Posters, tables, a lot towards festival weekend. We are not sure; Ryan will have that answer at next week’s meeting

**6. Maintenance**

**-525.10 Maintenance Salary**

- Michael Freedman, 23 West Lake Shore Dr: Why is there not an increase for salaries?

- Response: We are understaffed this year, so we do not need the additional expense. We have enough money for four workers, and we currently have two, so we will have enough money for the staff and increases.

-Gloria Patterson, 181 White Meadow Rd: Questioned Country Club offset.

**7. Newsletter/Communications**

**-357.00 Revenues**

- Kristen Neu, 42 Seneca Ave: Request to change to ($17,000)

- Stu Joseph, 25 Old Middletown Road: The whole section is very aggressive. We currently have just $6,000.

- Response: We have months that we had less revenue that are unexplainable.

- Stu Joseph, 25 Old Middletown Road: Suggest the revenue line be ($12,000)

- Barry Silbiger, 12 Lake Shore Dr: Do we have a lot of people that pay in November/December?

- Response: We are not sure about that

**-527.03 Postage**

- Kristen Neu, 42 Seneca Ave: Recommends $11,000, We are mailing less, but postage went up.

- Stu Joseph, 25 Old Middletown Road: Suggests $12,000 for that line

- Steve Koenigsberg, 186 W. Lake Shore: Do we need to continue to mail the newsletter?

- Response: It is an aligned constitutional responsibility. If we do move to that it will be a multi-year process

- Pat Degnan 88 Valley View Drive: I agree with $12,000. We have a number of residents that are not here all year long, but they are entitled to get the information about the community. I like the hard copy of the newsletter.

**- Country Club Offset Line**

- Kristen Neu, 42 Seneca Ave: Recommends line to $5,500- as events and activities pick up since Covid. We are going to see an increase in Country Club and this number would reflect where we will be.

- Mike Ilardi, 19 North Brookside Dr: Where does the CC offset come from?

- Response: The ads the CC pays for their event ads annually

**-527.01 Printing & Marketing Supplies**

- Stu Joseph, 25 Old Middletown Road: We are tracking towards spending $20,000 rather than $19,000

- Response: The number of copies we print went down and we are trying to cut the newsletters down to 12 pages.

- Stu Joseph, 25 Old Middletown Road: Retracting $20,000 recommendation.

**8. Parking Lots**

**-529.01 Repairs & Maintenance**

- Mike Ilardi, 19 North Brookside Dr: We have sinkholes and stripping issues, recommends the line to $4,000 to tend to those needs.

**9. Utilities**

**-537.02 Light/Power**

- Barry Mendelsohn, 53 Oakland Ave: Recommends it be $30,000 unless there is an explanation.

- Response: They were not coming out during COVID for a while and they were under charging us, now they are coming back out and getting the costs back up.

**10. Youth Activities**

**-** **541.03 Teen Center Salary**

- Mike Ilardi, 19 North Brookside Dr: Teen Center Salary: Recommends it to $0, we can always bring the line back if needed, but the space is not being used the way it was anticipated. If we do have something in the room, it would be a hostess or security guard.

**11. Special Funds:**

**- 542.01 Capital Improvement Fund**

- Stu Joseph, 25 Old Middletown Road: Recommends that goes to $50,000

**-542.02 Sinking Fund**

- Stu Joseph, 25 Old Middletown Road: Recommendation to move the line to $0

# GOOD & WELFARE

- Stu Joseph, 25 Old Middletown Road: Anchor Program will impact a lot of people. Anyone making up to $150,000 can get up to $1,500 back. This will be coming in the mail from the state, and it is a rebate that you can send back in for cash. Notices should be coming out this week.

**Motion to enter Closed Caucus at 9:34 pm**

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

**Motion to conclude Closed Caucus at 9:55 pm**

**Motion by: Michael Ilardi, President 2nd by: Mark Kempner, Director**

**MOTION TO ADJOURN AT 9:55 pm**

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

Next Board Meeting is Wednesday, September 21st, 2022 @ 8:00 p.m.

Written & Submitted by: Devon Maloney

Approved by: Michael Ilardi, President