

**BOARD MEETING – May 16, 2018**

**PRESENT:**

JOSEPH ASPELUND	<del>ROBERT FEHON</del>	<del>STU KIPILMAN</del>	RUSSELL NOLAN
GREGG BUNCH	MICHAEL ILARDI	JOANNE MACHALABA	RUSS PENCAK
ROGER CROOK	GLEN KATZ	<del>BEVERLY NEMIROFF</del>	KIM STECHER
PAT DEGNAN	MARK KEMPNER	KRISTEN NEU	ROBERT TORCIVIA
			<del>JOY WEINREICH</del>

**ADMINISTRATION:** DAWN SULLIVAN, Esq. and ROBERT ROSSMEISSEL, Esq.

**ABSENT:** ROBERT FEHON, STU KIPILMAN, BEVERLY NEMIROFF and JOY WEINREICH

Michael Ilardi, President, called the meeting to order on Wednesday, May 16, 2018 at 8:15 p.m. He apologizes for the late start due to the closed caucus.

Kim Stecher Roll Call

Michael Ilardi

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

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

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

**Motion Carried**

**CORRESPONDENCE**

Note from Roger Crook – I very much wanted to thank you and the Board for the gift card. It was very much unnecessary but incredibly thoughtful. It is yet another reminder that I am lucky to live in a great community.

**GOOD & WELFARE** NONE

**PRESIDENT'S REPORT**

- Went to Gregg Bunch's son Brian's Eagle Scout Court of Honor.
  - o It was nice. He did his Eagle Scout project building our lifeguard stand for the beach. It was very impressive.
- I would like to thank Beverly, Charlie and the office staff for all of the work they are doing for the Beach and Camp. They have picked up a lot of the slack for not having a Beach director in place.
- We got a request to do an Eagle Scout project, due in about 10 months, something in White Meadow Lake, possibly a Rose garden. I have not met him yet but he will work with Charlie in finding something that is a productive thing for him to do.
- Reminder: If you need any work done from the Staff, Office or the Maintenance go to Michele or Charlie or fill out a req because going to the individual people they do not know what direction to go. It puts the people being asked in a bad situation and there could be a conflict. Charlie has the priority list.

**OFFICE REPORT**

- May 2018 report distributed.

**SITE MANAGER'S REPORT**

- May 2018 report distributed.

**MAINTENANCE REPORT**

- May 2018 report distributed.

### TREASURER'S REPORT

- May 2018 report distributed in packet.
- Everyone received the revised copy of the Summary and Funds Analysis.
- One of the big issues was the Sinking Fund.
  - o It showed almost a \$100,000 less but the 2 accounts (Merrill Lynch & Special Accounts) had not been added together to get the right figures.
- Asked if \$800,000 in Chase is correct? **Response:** Yes.
  - o We need to make certain that we keep that in check and keep below FDIC levels.
  - o April is a big month for Dues collections.
  - o Suggested we could have CD's in several other banks.
  - o Suggested we set-up a weekly transfer during this time to stay safe.
- Collections of Dues are significantly down, down more than 10% from last year.
  - o Please be mindful of that. Dues should have been paid by May 1st.
- We may not have all the cash to spend this year. We have to look at our priorities.
- Asked if letters have gone out to the 600 homes **that haven't paid yet?**
  - o April letters went out to let them know the deadline is approaching with late fees being applied May 2nd.
  - o Next letters go out in June, however, suggested it gets pushed up to go out sooner.
  - o Letters are not sent out sooner because a lot of residents come in Memorial Day Weekend to pay in order to use the facilities.

### LEGAL COUNSEL'S REPORT

- Nothing new to report.
- Keeping busy on other various researches, assignments and projects.

### COMMITTEE REPORTS

#### Legal & By-Laws - Robert Torcivia

- Meeting was last night so no minutes in yet.
- We need some clarifications to move ahead on the ratio request.
- Quite a few activities, over 50, that could be impacted by what we decide.
- Historically now, and it could be changed, they range from being completely open to the public to completely private and quite a few in between.
- We need some direction on how we want to make this new guideline because there are too many different things before us to make one guideline that seems to fit it all.
- We've had different debates and different solutions and want to put it out there.
- Women's Club – some activities fall under POA and some under Country Club.
  - o Fundraisers have always been open to the public.
  - o Moms & Tots has been private, along with Dance & Acro, which has just been open to the public to keep it going.
- House Activities and others – some were Country Club and private because they were free and Dues were paying for it.
- The goal of what we are trying to do determines whether it is private or public.
- If we were trying to raise money it would be public and if Dues are paying for it then it should be under POA and be private.
- Seniors – Have a really great solution – they have a guest policy.
  - o The guest pays \$10/20/\$30 more than the resident.
  - o It was pointed out that when you add the higher guest fees up you see the discount you are getting as Dues paying members.
- Pre-School – Is almost an average savings of \$500 per child whether you are going 2,3 or 5 days.
- When you see Members pay this and guests pay that, people can easily quantify what they are getting for their Dues.
- Should the ratio be different for Country Club than POA?
- Should it be an objective of raising funds and different from not making money?
- We need some guidelines to narrow down what we are trying to accomplish.

- Guest Policy – it was noted that they would like to see this. It gives control on who's being invited. We will not have programs that are more outsiders than residents.
- Guest policy with higher fees is because our Dues subsidize programs for our members and not guests.
- Do you want the guideline to treat all activities the same and not make any distinction between what is a POA activity and Country Club activity?
  - o Noted that they like the guest policy across the board.
  - o What about Fundraisers unlimited and open to anyone; Private for members only; and Semi-private - guideline for member + guest?
- POA is a Dues paying organization and cannot make money. We are not paying taxes on the Dues.
- Country Club can make money.
- Fundraisers that are designed to bring in revenue have to be under Country Club.
- We need guidelines to what we want to charge.
- Sailing Course and Motor Boating Safety Course are going to be offered to both residents and non-residents.
  - o We might not have enough residents to offer the course so that is why it is being open to non-residents.
  - o We are inviting them to hold the course here as a convenience to our members and others can take the course at our location.
  - o Motor Boating Course: \$65 for residents and \$75 for non-residents; \$10 is for administrative fee.
  - o Sailing Course: Originally not going to charge anything, just host. However, should we be charging a little more and getting money from non-residents? Or should we get money from everyone including residents?
  - o Who do we allow to come to these events? What is the ratio, if one? Then how do we charge?
  - o Do we want residents to only pay actual charge negotiated with teacher and non-residents pay an upcharge?
  - o Some charges are laid out already. For these courses we have not clarified.
  - o Back in June of 2017 Pat brought up the suggestion of charging a \$10 fee for the use of our facilities.
  - o This idea was tabled and put on a case-to-case basis.
  - o Now that we are at a point of more activities, the Board should give us some guidelines of what we should charge.
- Expressed that when you join a community and pay Dues, there is an exclusivity that comes with it. The whole board has to be very careful how they bring in outside groups/people for certain events versus being exclusive for White Meadow Lake members/residents. We should be cautious as to running it like a business to make money.
- It was recommended to go to a COLA meeting and ask other Lakes how they do not do this and what is their rationale.
- SEAS organization offers a certification to the sailors.
- Do we want to set a quota for non-residents to participate?
- If we have 80-90% non-residents then what is the value of paying our Dues if kids can't go to our camp when we only have 2 residents.
- If a program can't stand on its own, then it goes away for a while. Programs go in cycles.
- Suggested that maybe it be on a case-to-case basis; can't be too restrictive. Maybe different guidelines.
- It was noted that we couldn't let a business run their program out of our facilities to make money. That's why a fee is involved.
- Suggested that on average a \$5 fee for residents and \$10 for non-residents to come out of the cost the trainers would get.
- We should try to negotiate the biggest discount for the members so that will be another benefit for members.
- Anytime money is coming in and out, it is Country Club but does not have to be specified as Country Club.

## OLD BUSINESS

**Phone Vote:** Motion to spend up to \$15,000 to install mid span supports and stepped concrete headers in order to complete the installation of the dam deck. Money to come from planning Line 507.00.

**Motion Carried**

## NEW BUSINESS

### Application for Household Membership dated 5/16/2018

- Discussion held as to whether a daughter-in-law is a family member as to the definition of family in the Constitution.
- **Consensus to accept: Yes**

Russ Pencak 1<sup>st</sup> Vice President for Security (Stuart Kipilman, Chair not at meeting to present)  
**MOTION #2:** Motion to hire VP Security to install security cameras at the Drum pool for a total of \$2,965.05. Money to come from Line 531.05.

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

Discussion:

- Asked if any cameras are there now?
- **Response:** No. Totally new install.
- Asked if Wi-Fi will be available?
- **Response:** Yes. Part of installation costs and continued monitoring of system.
- Asked if it is included in this or will there be a cable charge?
- **Response:** There is a separate line for monthly fees of our facility for these installations.

**Motion Carried**

Russ Pencak 1<sup>st</sup> Vice President for Security (Stuart Kipilman, Chair not at meeting to present)  
**MOTION #3:** Hire VP Security to install security cameras at the Clubhouse for a total of \$3,330.00. \$3,034.95 of monies to come from Line 531.05 with a balance of \$295.05 from Country Club.

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

Discussion:

- Asked why second half of money cannot come out of Country Club?
- **Response:** Believe we picked Equalization for repair and replace.
- 4 cameras are new and 4 are replacing existing cameras.
- **Response:** Did not want to overspend the line and felt Equalization was better than Country Club.
- Expressed that Country Club should contribute to it, they have the money and it's a Country Club item.
- If Equalization, then it cannot be voted on until next month.
- Okay, then 75% from 531.05 and 25% from Country Club?
- \$6,000 - \$2,965.05 = \$3,034.95 remaining in line. \$295.05 balance to come from Country Club.

**Motion Carried**

**FYI:** Maintenance bought mulch in bulk at a discount from Como & Sons, Inc. at a cost of \$1,044.93 (includes delivery & sales tax). Money to come from Line 525.02.

Michael Ilardi President for Planning (Stuart Kipilman, Chair not at meeting to present)  
**MOTION #4:** Motion to pay Civil Dynamics up to \$15,000 for their professional services for the Dam. \$4,930.72 for services through April 6 and \$6,097.50 for services through May 4. Money to come from the Late Fee account.

2<sup>nd</sup> by Gregg Bunch

Discussion:

- Asked why we need it when we did all the work and they gave us drawings already?
- **Response:** These costs are involved in the deck over the spillway.
  - o The deck was never part of the original project. The old deck was to be put back, however in the process of removing the old deck we realized it was ludicrous to put it back.
  - o Once we committed ourselves to a new deck, we committed ourselves to a set of building codes that the deck had to be designed/engineered to.

**Tabled to Next Month**

Pat Degnan Officer-in-Charge  
**MOTION #5:** Motion to contract with Steen Associates Inc. to repair and refinish court #4 and layout, mask and paint regulation playing lines for a tennis court and pickle ball court at a cost not to exceed \$14,700.00 including tax. Monies to come from Line 501.10 - Maintain Tennis Courts. This will not overspend the line.

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

Discussion:

- We discussed that it was better to do one court completely rather than to do pieces of each court.
- Quote Steen gave us last year is still in line.
- Did we get 3 bids last year?
- **Response:** Does not remember. For any additional court work we will get 3 bids.
- There is a bid for about \$338,000 to redo 3 courts.
- Better courts are 1, 2 and 3 and did not want to put it there.
- Further discussion about it being a lot of money. Is the amount reasonable?
- There are only a few companies that do this and we were unhappy with the last company that did work.
- Prior history is that work was done on 1 court in the ballpark of \$10,000-\$12,000 so this bid is not too far off.

**Motion Carried**

Michael Ilardi President, for Camp Committee (Beverly Nemiroff, Chair, not at meeting to present)  
**MOTION #6:** Motion to contract with Jordan Transportation, Inc. for camp summer buses with bus rates outlined in the contract.

**2<sup>nd</sup> by Pat Degnan**

Discussion:

- Asked what the estimated total budget expense for this is?
- **Response:** Expense falls within the budget line for camp.
- This is in-line with what it has been with a small increase.
- This is the company we have used for the past few years. 3 Bids have been gotten in the past.

**Motion Carried**

Michael Ilardi President, for Camp Committee (Beverly Nemiroff, Chair, not at meeting to present)  
**MOTION #7:** Motion to hire Suzie Palazzo to do the lifeguard scheduling and apparel ordering for the 2018 summer season at a salary discussed in closed caucus. Money to come from Line 503.17.

**2<sup>nd</sup> by Mark Kempner**

Discussion:

None

**Motion Carried**

Michael Ilardi President, for Beach Committee (Beverly Nemiroff, Chair, not at meeting to present)  
**MOTION #8:** Motion to have Sahara Sand provide 160 tons of sand at a cost of \$22.67 per ton, plus tax. Not to exceed \$4,000.00. This will come from Line 503.02. It will not overspend the line.

**2<sup>nd</sup> by Pat Degnan**

Discussion:

None

**Motion Carried**

Michael Ilardi President, for Beach Committee (Beverly Nemiroff, Chair, not at meeting to present)  
**MOTION #9:** Motion to hire White Iron LLC, Route 53, Morris Plains, NJ to make and install a railing at the Drum pool walkway. Cost for this project is \$3,360.00, no tax. This will come from Line 503.09 and will not overspend the line.

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

Discussion:

- Discussion about getting 3 bids. We have to show that we tried to get 3 bids.
- We had a bid last year for about \$8,000.00. This is a much better bid.

**Motion Carried**

**FYI:** Hiring Nickel Artistic Services to replace our existing lifeguard signs with new ones to comply with the new bathing codes. Five signs, one at each beach area: Beach 1, Beach 2, Beach 3, and the Drum & Circus pools. The total cost is \$865.73 and includes tax. This will come from line 503.08 and does not overspend the line.

Kim Stecher Chair, House Activities  
**MOTION #10:** Motion to hire The B-Street Band, NJ's #1 tribute to Bruce Springsteen and the longest running tribute band in over 38 years, to perform for our event on November 3, 2018. The

fee would be \$3,000 and includes all production including sound and backline. They will perform 2-70 minute sets with a 20-minute intermission. Money to come out of Country Club and offset by ticket sales.

2<sup>nd</sup> by Mark Kempner

Discussion:

- Asked if we know what ticket prices are going to be?
- **Response:** Not yet. We needed the Motion to lock them in. They will be tiered prices.
  - o Example: Early bird of \$25 for White Meadow Lake residents only for first 2 weeks.
  - o Then we go up to \$30 and go outside.
  - o At the door it will be \$35.
- What is minimum/maximum number of people?
- **Response:** Discussion of what the room holds by fire code. 392 standing room only.
- This is an alternative replacement for Comedy Night this year.
- Entertainment and Bar service only.
- Asked about tables? Chairs?
- **Response:** No tables and chairs. Some high top tables in the back.
- This is a high level band, not your local band. Based on our research, it will sell out quickly.
- If we choose, the Band will promote the event on their site.

**Motion Carried**

## GOOD & WELFARE

Mark Kempner – 4 North Lakeshore Drive

- Mike's idea about a guest policy is excellent idea for a private association.
- If anyone has belonged to a private country club, members only can bring guests.
- The second people call up and can come not as a member's guest they are then considered a private/public country club. We just do not want to go there.
- Over the years we have had **our** significant differences. He's doing a phenomenal job this year as President and has my full backing and support.

Stu Joseph – 25 Old Middletown Road

- The 3 Bid rule is a guideline, not in the Constitution that you should be getting 3 bids for purchases over \$750.
- The part about attempt is nowhere in the guidelines. However, in the past it is reasonable to recognize all attempts. If you show you attempt to get 3 bids, members in the past would say it's valid. It may not fall under the letter of the guideline but that's a good thing. Attempts are valuable in helping other Board members recognize that we are in the spirit of doing things right and not just going to your buddy to give them business.
- When Rob was talking earlier about what should go into the guideline for the guest system or some other quota system, I want to clarify that the 2 entities are different and different for a reason.
  - o POA gets money from Dues and that's the exclusivity. The POA is there for the benefit of the members/residents.
  - o Country Club is totally different and should, in my opinion, be run as a business to make a profit.
  - o They then will not have to funnel money from the POA to Country Club.
  - o Country Club should be self-sustaining and make money with the benefit of that trickling back to the members.
- If you open an event to non-members, you can actually charge less to POA members to the extent that non-POA members are subsidizing them.
- Making a profit in Country Club strengthens the systems of Dues paying for just the POA side.

Joanne Machalaba - 47 Lakeshore Drive

- There has been a request for a dock waiver.
- It does not meet the 15' requirement on each side.
- The dock will only be 4' wide and less than 25' long.
- This is to inform the Board that we intend to give approval to this.
- Site Manager suggested as good policy to get approval from neighbors on either side because you are infringing on their lake rights.
- In principal I think neighbors should probably ask neighbors as good neighbors.
- I don't know that as a Board, Board member, or Committee Chair that we should be going to make these requests.
- What if the current neighbor has no problem with it, then moves out and the new neighbor has a problem with it?

- What if one neighbor does not agree and the person goes ahead and does it?
- It was questioned as to who should be asking for the neighbors' approval.
- President stated that the Lake committee approves things that fit into the criteria and when it does not fit into the criteria the resident has to come to the Board with their defense, their neighbors, and what they plan to do.
- Exceptions were given in the past, but were given incorrectly and without Board approval.
- Some lakefront properties are wider than others and therefore more valuable.
- Legal risk – if we have given exceptions in the past and now decide not to give an exception, then the person can claim some bias.
- The policy could be (hypothetically) if you can't give 15' on either side you have to center the dock on your lot and therefore giving as many feet as possible and not being too far to the left or right with giving neighbors as much respect as possible.
- There is a real risk of giving a neighbor power over another neighbor.
- Attorney stated that getting neighbors approval is not in the guidelines.
- Attorney also stated that the applications are approved on a case-to-case basis. Just because one person gets approved does not mean another person has to get approved. Each situation is different.
- Attorney agrees with Mike. If the Lake Committee was suppose to be approving things that fit within the guidelines and they don't fit, then they have to come to the Board to make their case as to why they should be granted this waiver. If they choose to bring their neighbors to say hey I have no problem. That is up to them.
- This board has not approved a dock exception, but by a board member or committee member on their own.
- Value of lakefront is based on the amount of lakefront you have.
- We should let people bring neighbors to a Board meeting to strengthen their case.
- The guideline is going to be redrafted and brought to the board for approval.
- Noted that Resident has to come to the Board to request a waiver.

Rob Torcivia – 127 W. Lakeshore Drive

- We're supposed to be hiking the property on the 31<sup>st</sup> at 9:00 a.m.
- Public/Private Issue
  - o We could make it completely private but when we look at the Reserve Study we know what we have to do.
  - o According to the reserve study we have to put away something like \$168 per household.
  - o In order to meet our actual fiduciary needs, Dues will have to go up to \$850 next year.
  - o Every year thereafter they will have to go up about 5% for inflation and depreciation.
  - o If we want to make it completely private, that's the Dues.
  - o That's a lot of money and I don't think a lot of people will be okay with that.
  - o It's never been exclusive. Events have always been public and private.
  - o Trying to come up with money to cover our deficit.

Michael Ilardi – 19 N. Brookside Drive

- Country Club owns all the property and POA pays all the real estate taxes, insurance, most of the repairs, etc.
- It's in our Constitution that the POA is responsible for up keeping and maintaining the Country Club properties.
- Country Club does not foot the bill and therefore not its' own entity. Until they operate and cover all their expenses it's really not its' own entity - the Dues really do pay for it.

Glen Katz – 47 West Lake Shore Drive

- Love the idea of inviting a guest(s). I think it's a great idea.
- I would never want to see camp say come on in to White Meadow Lake it's cheaper than everywhere else.
- Where do we move forward from here?
- **Response:** Legal & By-Laws will come up with something that will be presented to the Board. It could be different things for different programs or across the board that everyone has to be a guest. I know that Pre-School is open to the outside and does not need to be a guest. They can be grandfathered in and age out in a couple of years.

Michael Ilardi            Motion to adjourn meeting at 10:09 p.m.  
2<sup>nd</sup> by Mark Kempner

Next Board Meeting is Wednesday, June 20<sup>th</sup> @ 8:00 p.m.

Respectfully submitted,

Debra-Ann Chait

APPROVED BY: Michael Ilardi  
Michael Ilardi, President