

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION  
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BOARD OF DIRECTORS' MEETING

WEDNESDAY APRIL 17, 2024

**MINUTES**

In Attendance: Scott Ghysels, President; Chris Cooke, VP; Jess Crum, Secretary; Eileen Sciscoe, Treasurer; Kat DeFabrizio, Trustee; Susan Blanchard, Recreation Director; Mark Whitman, Legal Director; Tony Horler, Trustee; Beth Festa, Bookkeeper

Call to order: 7:15 pm

1. Reading of the Minutes of the March 20, 2024 Meeting. Motion to waive reading by Scott, 2nd by Chris. Motion carries (copy of minutes provided)

2. Board Reports.

a. Treasurer - Septic update - the Barry Lakes clubhouse septic was filled to the top. It has successfully been pumped and serviced. Service occurred on 4/2/24 at a cost of \$715.45 for pumping of 2200 gallons.

b. Recreation - Upcoming events.

i. Yoga is starting May 22nd. It will be a 6-week program. Currently, 10 people are registered.

ii. Beach Clean Up is scheduled for April 27th, 9:00 a.m.

iii. Movie Night is scheduled for May 10th indoors.

iv. Community Hikes. The next hike will occur May 19th. Hikes will continue to be offered on local trails. Duration of hikes will not exceed 2.5 hours.

v. A new recreation email is established at [barrylakesactivities@gmail.com](mailto:barrylakesactivities@gmail.com)

c. Secretary - A list of applicants for summer seasonal beach positions (beach manager, lifeguards and swim instructors) was shared. There has only been 1 applicant (Jayson Crum) for the beach manager position. A motion to hire Jayson as the beach manager was made by Mark, 2nd by Susan. All voted in favor to hire Jayson as the beach manager for the 2024 summer season in order to effectively plan and staff our beach and swim program.

d. President - Various topics listed below:

- i. NCOLA - Scott has been attending the NJCOLA meetings, held at Lake Mohawk. Richard Carlson typically speaks and topics cover a wide variety of lake related issues such as lake maintenance, aeration of lakes, geese deterrents and contaminants impacting lakes. It was found that 55% of phosphorus in lakes are from lake front homes.
- ii. Dam Repair Update - Scott and Gabe looked at the Dam #1 by the spillway. They are awaiting bids for repair. Before repair however, we need recommendations from the Dam Safety from GZA.
- iii. WSI Instructor Questions - Discussion of Red Cross Insurance to cover WSI instructors employed by Barry Lakes. Motion made by Mark to not sponsor anyone not hired for beach employment under our insurance, 2nd by Susan.
- iv. General Maintenance - Our digital sign is still not working and needs repair. No report on the sign repairs as of yet. Repairs are also needed to the clubhouse kitchen fridge, ramp leading up the clubhouse, and wall repairs inside of the clubhouse.
- v. LCPOA Webpage - There have been numerous complaints about our existing website difficulty of use due to an outdated format. Barrylakes.org website redesign proposal submitted by John Van Vught. This proposal includes the design and build of a new responsible website that can work on all device types. The website would have ADA website accessibility. A secure admin portal would be designed to allow the office personnel to dynamically update event calendar listings and special notices. Proposed cost is \$1200.00. Hosting would cost \$35/month. Motion to accept bid by Scott, 2nd by Mark.
- vi. Prep for General Meeting - A list of topics was generated for discussion for the April 24th general meeting. Topics include the lawsuit, budget, road issues, road sweeping date and beach opening.

3. Well Contamination Issue; 146 Barry Dr. North - well contamination issue reported. Four homes along Barry Lakes share a community well. A neighbor had removed a large number of trees from his property which has led to increased flooding. This flooding is now impacting the community well. A complaint has been received regarding the easement and flooding occurring behind his house. A letter will be issued to owners informing them that this complaint must be made to the zoning department in the town to help resolve this issue.

#### 4. Rewriting Rental Rules

a. Cleaning After a Party: Discussion regarding rental rules and providing the rules to renters when they sign the rental contract. Some recent rentals have not been cleaning properly according to the contract. In the most recent offense, garbage was left on top of the dumpsters which resulted in the bear tearing apart the garbage. This led to Mr. Champion having to be called to help clean the area. Rules will now be strictly enforced. Upon inspection, if a renter is found to not properly clean according to contract, they may lose a portion (if not all) of the security deposit. Renters will first be called and informed of this problem. They will be given an opportunity to return to clean properly within a window of time. If they do not comply, pictures will be captured to document the violations.

b. Cancellations: There have been recent cancellations of reserved dates. A 2-week cancellation policy will be put into effect, or the renter may lose a portion of the security deposit.

5. Planet Network

a. Scott contacted the CEO in Asia who was reaching out for authorization for private roads. There is an agreement Scott has to sign to authorize them into Barry Lakes so we can offer members their services. Planet Network has offered free service to Barry Lakes Office for the internet, phone services, web hosting.

6. New Business

a. Nothing to report

Motion by Scott to close the general meeting, 2nd by Chris.

Close BOD Meeting open Legal Meeting 8:54 p.m.