

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
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BOARD OF DIRECTORS' MEETING

WEDNESDAY, OCTOBER 16, 2024

MINUTES

In Attendance: Scott Ghysels, President; Conrad Ricklefs, Vice President; Gabriel Grigonis, Buildings and Grounds Dir.; Susan Blanchard, Recreation Dir.; Eileen Sciscoe, Treasurer; Mark Whitman, Legal Dir.; Tracey Smolder, Trustee; Tony Horler, Trustee; Kat DeFabrizio, Trustee; Jess Hatke, Office Manager.

Members present: Jen Kowal, Bret Graff, Joseph Geraci

Call to order 7:06pm, Motion by Scott, second by Mark.

1. Reading of the Minutes of the September 18, 2024, meeting. Motion to waive by Mark, second by Conrad, reading waived. Copies of Minutes were provided to board.

2. Board Reports.

VP- Progress being made on all fronts.

Recreation - Halloween Party is on Saturday 10/26, Doing a Breakfast with Santa this year, and also a couple other events in December (movie night, etc). Working on Cabin Fever.

Buildings and Grounds- Docks and ropes were brought in using the machine we rented, thank you to Bret Graf for helping pull in everything. Sand completely raked out. Grit removed from salt bin and spread throughout the beach parking lot. Grit also pushed back behind the dumpsters in the clubhouse parking lot which opened up additional parking spots. Next year grit needs to go next to the salt bin, not in it. Discussed needing additional members to help with event/clean ups. Jess to send out a community email blast if there is a designated “work/cleanup” day to get help from members. Plastic covers (locks) were placed over thermostats so renters cannot change settings. Gabe said he would build new anchors for the docks instead of buying them. Gabe also stated that all the deck boards have cracks and need to be replaced before next summer.

President- Vernon mayor reached out to Scott and discussed a “Shared cooperative” for doing paving next year. Scott and Carryl to meet with the mayor to ensure we stay within the budget, and what can be done to lower costs. Ross paving does the paving in Highland Lakes, but will not do ours because Notchwood is contracted. Other topics to be discussed later in meeting

Treasurer- Bills paid, everything good, we are within this year’s budget.

Legal- To be discussed during legal meeting.

3. Dam Repairs- Motion by Scott to accept bid from GZA to perform Engineering survey and repair plan. 2nd by Gabe. All in favor, motion approved, Jess to contact GZA tomorrow and get repair plan in motion.

4. Board Approval of Budget-

Several Board members, trustees, and bookkeepers met and created the 2025 budget. According to Kipcon you can use the budgeted money for the reserve study to do repairs, but when Scott, Conrad, Eileen, and Tracey went to the NJCOLA meeting, the Falcon Group said that we could NOT use the reserve money for repairs. There is still a lot of contradicting information going around, and Scott is still gathering information and answers to questions. When comparing budget and reserve study duplicate line items were removed. Initially we were looking at approximately a 40% dues increase, but after crunching numbers and using the settlement money, we were able to lesson the impact to roughly and 11% increase for 2025. (approx.. \$90.00). According to the bylaws, we can only increase the budget by 10%, however, after speaking with our attorney, the Board can vote and pass the budget increase above 10%. The dues increase is needed to be in compliance with a law, therefore the Board can pass the new budget, and not have to have the general membership vote to approve it. The board can also vote to increase the dues by more than the 10% cap in order to be compliant with the law. Susan feels that the dues should increase more than the proposed 11% in order to lesson the increase next year. Scott stated that we do not know what will happen next year, and that all the lake communities are fighting this. Scott also reached out to Senator Space and spoke with Dawn Fantasia. He is waiting for clarification and additional information. Division of Community Affairs may also be able to help.

Motion by Scott to accept the propped 2025 budget, 2nd by Conrad. 4-yes, 1-no, motion approved. Budget is supposed to be presented and voted on by the membership at the 4th quarter General meeting- Scott will inform the members that the budget has been approved by the board in order to be compliant with PREDFDA and Structural Integrity Laws. Scott is trying to be as transparent as possible to soften the shock of the dues increase.

Scott also said that a total of 4 lake communities (including us) has ever done a reserve study, so we are ahead of the game with the new laws in place.

5. New Business-

New sign is on the boat racks. Notchwood sent a bid for the plowing of our parking lots and fire lane for the 2024-2025 Winter season. It is increased by 10.00 from last year., Gabe feels Notchwood should do it for free, even though we paid them to do it last year as well, (Ever since the town took over plowing of the roads), he also stated that the town should be responsible for plowing the Fire Lane. Scott to speak with Art regarding this and report back at the next

meeting. Prior to Chris resigning from the board, there were discussions regarding having a cell tower built behind the clubhouse. Scott or Conrad to reach out to Chris to discuss further.

6. Motion to close BOD meeting and open legal by Scott, 2nd by Conrad. All in favor.

Meeting closed at 8:17pm