

Lake Community Property Owners Association
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BOARD MEETING

WEDNESDAY, JANUARY 15, 2025

MINUTES

In Attendance: Scott Ghysels, President; David Festa, VP; Devin Welch, Secretary; Susan Blanchard, Recreation Director; George Tadiello, Buildings & Grounds Director; Tracey Smolder, Trustee; Kat DeFabrizio, Trustee

General Members in Attendance: See sign in sheet

Call to order at 7:03 pm

1. Reading of the Minutes of the 12/18/2024 Board of Directors' Meeting by Scott. Motion to accept minutes by Tracy. Second by Susan. General meeting minutes accepted by Susan.

2. New Business

a. During meeting minutes reading: Dave brought up the use of salt vs grit for the roads. Testing needs to be done to review the environmental impact. Dave or Scott may reach out to the mayor to revise a plan.

3. **Recreation:** Susan has outlined 2025. Definitely murder mystery, Easter party April 6th, 2 bands booked for fire pit Fridays. Looking to have the beach opened June 21st.

4. **VP:** wants to get control of hours, set times for office staff. Jess 8:30-3:30 Jackie 9-4. Considering the use of a time clock, currently no qualms. Previous employees have abused the system so this will prevent time theft. 5 minute grace period before and after shift. New signs were purchased for "No vaping and no smoking". Moving forward, the agenda should be put in by Friday. Devin may potentially assist with the agenda, depending on Jess's needs. Having the agenda emailed before the meeting is ideal for board members so that we may address urgent situations and avoid last minute changes. New job descriptions will be submitted to justify 4 days

a week for office staff. Previous employees have received backlash due to a 4 day week schedule, justification is necessary for current employees.

5. **B&G:** will be adjusting the latch on the garbage gate. Moving forwards, leave the adjusting of the gate to George due to liability/insurance. Gabe winterized the beach house. Over the past weekend, George noticed a red truck parked in the fire lane to go onto the lake. George spoke to the owners of the truck, who was in fact a member. The member “did not notice the signs” but was very compliant. Current signs say “15 minute drop off”, suggestions were made to change the sign to “will be towed.” Because the fire trucks may need to utilize that entrance for drafting, George suggested changing signs to “No Parking Anytime”. Scott brought up; what needs to be done to have a tow truck on retainer? Dave mentioned that these things would come out of our own pockets, and we would have to go after the money on our own time. Susan may discuss a possible relationship with VV towing. George would also like a contract for the kayak rentals, a new one will be drafted. Power Washing the front deck, staining the deck, the windows downstairs (Glass blocker is harder to break, will let light in/prevent vandalization), siding by the office- potential agenda for the year. Scott wants to address the broken sign, the root of the problem needs to be addressed. The sign itself works, the connection is the issue. This has been happening for too long with no results. The sign will assist in transparent community knowledge. Roof leak- George will address and then potentially consult an expert. Previous B&G was consulted, it may not seem like a legitimate assessment. Dave brought up potentially utilizing BL members in good standing for bids for handiwork before outsourcing outside of the community. Per the bylaws- we have to put out a blind bid. Newspaper is the current structure of “bids”, the board may like to propose a new structure of adding to posting on the BL page/newsletter. Issues with lake water were brought up, our standard practice with Aquaclear has proved to be more than sufficient over many years.

6. **Structural Integrity Act:** (salt bin should be monitored by town) Attorney of mayor reached out in regards to SIA- summarized as: “Unfortunately it does not appear there is any way around this.” Shared services were not addressed. The idea of going to a council meeting was brought up, it was additionally mentioned that council meetings are not typically productive. Agreed reaching out to the Mayor directly is in our best interest.

7. **Roads:** Barry Drive N/Wagon Wheel: invoice for \$1200- cleaned drain and added storm drain. Hubert/Lawrence: covered in ice consistently, community members pulled 4 cars from the ditch in this area during the most recent snowstorms. Carryl will reach out to Devin to prepare for repairs. Notchwood did the drainage at the bottom of Lawrence previously.

8. **Carryl Emails:** \$2000 is the cap for situations to be addressed without previous board permission. Exactly what is our relationship with Notchwood? Notchwood should not be contacting BL in regards to road situations due to our re-evaluated budget. More in depth discussions will be held once Carryl is available. Branches/Low Hanging situations- clearing the roadway, should be addressed by property owners per their “welcome packages.” Would a group of people volunteer to assist the community? Current consensus- yes. Start with doing the corners. Proposing a branch removal day, we supply food, it will not lower dues.

9. **Phone number:** Can we change the phone number? Group consensus seems to be okay with changing the phone number, change of a phone provider may be necessary.

10. **Monthly Rental Inspections:** Proposing a schedule for board members to check. VP brought up providing photos for “acceptable” deposit returns”. January: Devin, February: Susan, March: Scott, April: Devin, May: George, June/July: Dave, August:?, September: ?, October: ?, November: ?, December: ?. Proposed idea of switching the locks to a “code” system with an assigned code for each member/renter.

11. **Beach Preparations:** VP is now in charge of beach management? Or VP hires a Beach Manager, Beach Manager hires lifeguards and/or additional staff. Covid initiated the beach manager due to sanitary reasons. The idea of hiring a beach manager who is also a lifeguard, that will run the lifeguard station and be involved on a more integral level, would be ideal. Beach cleanup needs to be scheduled. Beach manager discussions need to be held with the VP and tabled until a later date. “Skate at your own risk” sign needs to be replaced. VP recommended an “assistant” board member to assist Susan and Dave with year-round activities. Beach managers/lifeguards/etc were addressed as responsibility of the VP due to previous discrepancies as Rec Director responsibilities.

12. Fire code registration was completed and passed.

Motion to close BOD meeting by Scott. Second by Susan. All in favor. Board meeting closed at 9:06 p.m.