

LAKE COMMUNITY PROPERTY OWNERS ASSOCIATION
76 WAWAYANDA ROAD
P.O. BOX 995
HIGHLAND LAKES, NEW JERSEY 07422
TEL. 973-764-6262
BarryLakesOffice@gmail.com
barrylakes.org

BOARD MEETING

WEDNESDAY, FEBRUARY 19, 2025

MINUTES

In Attendance: Scott Ghysels, President; David Festa, VP; Devin Welch, Secretary; Susan Blanchard, Recreation Director; George Tadiello, Buildings & Grounds Director; Carryl, Roads; Eileen Sisco, Treasurer; Jess Hatke, Office Manager; Mark Whittman, Legal; Kat DeFabrizio, Trustee

General Members in Attendance: Joseph Geraci, member

Call to order at 7:06pm by Scott, 2nd by David, all in favor.

1. Reading of the Minutes of the (1/15/25) Board of Directors' Meeting by Scott. Motion to waive reading of minutes by Mark, 2nd by David, all in favor. Motion to waive reading of minutes granted. Copies of minutes distributed to Board members present.

2. Board Reports:

- Recreation: Nothing new to report, Cabin Fever is on 03/01, members can sign up until Friday (02/21). All that's left is ordering the food. We will be setting up Friday night (02/28) at 7pm, we need volunteers if anyone is available. The Easter party is going to be on Sunday April 6.
- VP: Jackie will be having hernia surgery and will not be taking leave. She will come in strictly as needed for approximately 2 weeks.
- Legal: Items to be discussed during legal meeting.
- Treasurer: Eileen has been speaking with Gov. Space and other members of local legislation regarding the Structural Integrity Act. She stated that the local politicians agree that we (along with other 'Lake' communities) do not belong in the affected category. We need to start doing a letter campaign to push back and become exempt from this bill. Homeowners need to sign and mail letters to the Assembly and Senate. Scott suggested sharing this information with our attorney in hopes she could broadcast this to other lake communities, retirement communities, NJ COLA, and anyone else that should not be affected by this bill. Eileen to draft a letter that members can just sign and mail in. Jess will send it out via email, in the newsletter, and hand out copies at the office.

- Roads: Carryl requested minutes to be sent to Board members ahead of meeting so that they have time to review them. Jess to send them out with the agendas on the Friday before meeting. Notchwood repaired the swale that was on the corner of Barry Drive North and Wagonwheel (on the property of 110 Barry Drive North). The swale was completely filled in, Carryl believes this was done when the owner moved in and did renovations and placed a fence along property line. Carryl wants to charge the owner for repair costs (\$1,200.00) since it is their responsibility to maintain the swale, the member received the drainage policy when she moved in, and a Welcome pack was sent from the office. Scott and Mark recommend sending a letter first explaining the situation and then charge the member for repair costs if it is not maintained. They feel that the members must be notified first and not just billed. Carryl suggests having the member pay half of the repair costs since she had received notice when she purchased the house/property. Scott, David, George, and Mark all agree that letter needs to be sent first before member can incur charges. Jess has already drafted a letter for Carryl to approve and will send it certified once Carryl gives the go-ahead. George brought up that the house next to 110 Barry Drive North is draining gray water into the swale and that is contributing to the ice build up at the intersection. The problem is that we do not have proof of said acts, there is no pipe or hose visible, and the member has not been seen actively dumping water. George then suggested putting a notice in the newsletter about maintaining drains/swale, Jess had already written an article stating this in the last newsletter and will continue to do so in future.

-Buildings & Grounds: George has taped the meeting room floor where boards were lifting/separating. He mentioned that the floor will most likely need to be replaced soon. George will be getting estimates to repair the floor as well as replace the windows. He will also figure out what is needed to clean up and fix the basement.

3. Shared Services Agreement with Vernon: Scott, David and Carryl were all on a zoom call with the mayor and other lake communities. They discussed cheaper pricing to repave/replace entire roads, not just patch or do pothole repair. However, we may have a problem, being that our roads are too thin and cannot be milled. They may just have to put a thin layer on top to strengthen everything. Carryl will find out if the town will be willing to place berms on certain roads. David stated the town does not want to do anything to repair the roads, they only want to repave them. He then suggested having the town start off by only doing a couple roads. Susan agreed and suggested they start off small, do a “trial” on a couple and then we will go from there. Carryl to decide which roads will be done first and then notify the mayor. The mayor will then provide an estimate. Road sweeping was then brought up. Eileen attended a meeting with the town and lake communities last year and she stated that the town was to take over all the road sweeping. When this topic came up during the zoom call, Mayor Rossi stated they will NOT be covering road sweeping and that it is our responsibility.

4. Road Sweeping: see #5

5. Plowing clubhouse parking lot, stairs, beach parking lot, fire lane vs salt bin use by town agreement. (\$890 Notchwood) Motion made by Dave for Notchwood to not keep their salt in our parking lot unless they will be providing clubhouse maintenance. Second by Eileen, third by George, fourth by Marc. Would this also include sweeping? Fire lane is necessary for them to maintain. Plowing bids should include salt. Dave is going to start by discussing with the DPW.

6. Snow plowing settlement: According to the settlement, the town is responsible for the clearing of the roadways. Trees obstructing the roadway should be covered via the settlement and not via the roads department budget. LCPOA has paid Notchwood for the clearing of road obstructions that affect the plowing, and an invoice should be sent to the town for reimbursement. Notchwood and the town can figure it out amongst themselves but \$2000 needs to be brought back to us. Moving forwards, anything related to plowing, Notchwood needs to address the town and not approach the LCPOA directly.

7. Beach Manager Bids: Dave is in charge of acquiring a Beach Manager. The board has agreed we need to bid out the position of beach manager, qualifications include a beach manager certification, a lifeguard certification, and CPR certification. We have a great working relationship with the previous beach manager but for the sake of transparency a bid will be made open to the public. Currently expecting all guards from last year to return, advertising for the position will be put out ASAP to maintain our current employment list and potentially add more guards.

8. CAI Renewal Due: Scott (president) feels it may be time to cut our ties with them. They seem to be responsible for the Structural Integrity Act being pushed onto us. After approaching them, their ideology does not align with the best interest of the LCPOA, they are more concerned with condos and similar structures. Scott made a motion to cancel our renewal, second'd by Devin, Dave, Carryl.

9. 2nd Quarter Article News Letters Due 03/21

Board members are expected to attend all meetings unless otherwise addressed in advance

10. General Meeting set for 4/30/2025

11. Clubhouse Phones are fixed

12. Abandoned Jeep: The lot was sold by Vernon Township. The owner of the property also owns the jeep. Do we have the power to remove the jeep? The town needs to find them for expired registration and inspection. It is not abandoned on public property, does the LCPOA have an obligation to address this? *This will be addressed during legal.*

13. Update on bids: Bids do not need to go out via newspaper. We do, however, need to put the bids out in a way to receive the most responses as possible. Newspapers are costly, limit it to 1 newspaper, and bid will be posted on our website as well. Jess has contacted businesses that we have previously used to get bids due to limited interactions with our bids. Bids are still blind to the board, the board agrees on the best price and the best work. Dave suggested doing all of the bids at once for the ad in the paper. Ads currently run for 2 weeks.

14. New Business: Notchwood and Carryl addressed Hubert, will be fixed.

Motion to close BOD meeting by Scott. Second by Sue. Third by Mark. All in favor. General meeting closed at 8:26 p.m.