

Lake Parsippany Board of Directors Meeting
August 10, 2020

Not a quorum of membership, therefore all business and voting will be performed by the Board in accordance with the bylaws.

A regular meeting of the Board of Directors of the Lake Parsippany Property Owners Association was called to order by Bill Sempier via ZOOM Web based meeting at 7:30 PM

Directors	Present	Absent
Bill Sempier, President	X	
Marilyn Ammirata, Secretary	X	
Sebastian Ostolaza, Treasurer	X	
Brian Kavinski, District 1	X	
Chrissy To, District 1	X	
Jeff Star District 1	X	
Randy Vyskosil District 2	X	
Darshana Kalavadia District 2	X	
Mary Ellen Iradi, District 3	X	
Tony Suprum, District 3	X	
Don Phelps, District 3	X	
Jenn DeStefano, District 4	X	
John Scrivens, District 4	X	

Approval of the July minutes as electronically submitted. All reviewed, motion to approve by Brian, seconded by Chrissy...no conversation or corrections. All in favor... Minutes approved.

MEMBERSHIP/SALES REPORT

Sebastian provided the following information: Member Type Count as of July 28

BASIC MEMBERSHIP	887	\$102,000.00
FULL	369	\$116,000.00
SENIOR	97	\$27,645.00
NON-RESIDENT FULL	53	\$16,695.00
NON RESIDENT-SENIOR	13	\$ 3,705.00
Grand Total		\$266,045.00

TREASURER REPORT

Chase-	\$238,203.00
Merrill Lynch	\$157,882.00
Total Checking/Savings	\$396,085.00

All unpaid accounts have been turned over to collections, the collection agency will be handling this going forward.

CORRESPONDANCE

Tony reported new rental contacting fishing club asking how to become member. Membership process involved, tony had gotten Dan involved.

Bill reported that he rec'd 252 emails since last board meeting, questions about membership, badges and election.

Bill thanked board members and some family who helped volunteer at the clubhouse to help people charge their electronics and also provided some relief from the heat. Several hundred people were able to take advantage of this.

Jenn also thank Tarak Bhatt for his offer to help us out as well.

Bill reported: Document provided "DUTIES OF DIRECTORS" have been circulated to the Board. Asking that all Board members review/sign and return to Bill.

Scholarship...one application rec'd. Due by the end of this month.

Rec'd a lot of questions regarding clarification of bylaws and what election concerns..

Bylaws updated in 2019 to meet 2018 PREDFA requirements, they have not been updated since. PREDFA ruling was changed in May of this year, we are continuing to look at both bylaws and PREDFA and reach out to our attorney where necessary, to make sure we are and have been in full compliance with all governing requirements for LPPOA as far as the election goes. Some of these are extraordinary measures and are extremely difficult due to COVID situation.

Jenn stated that as best to our knowledge, this is the first election in 75 years. We are basically setting precedent as we go along considering the constraints put on us with the COVID. All facts are checked for accuracy before anything is shared. Board recognizes the hard work that Jenn has done with the nomination process. Members of the Board shared appreciation of the work that Jenn has done.

BEACH MANAGER REPORT

Bill reported for McKenzie...Since July meeting, 1230 members have been to lake, weekends have been busy. Love seeing new faces enjoying the beach. Nothing else to report.

CLUB HOUSE MANAGER REPORT

Closed with \$0.00 for the month of July.

MAINTENANCE

Bill reported: The clubhouse_deck was replaced, hot water heater replaced, as mentioned last month. 12 benches arrived and are fully assembled in the clubhouse, and they will be installed over the next few weeks.

WATER QUALITY

Tony reported that the Water quality testing have taken place once a week at each beach. The testing will end the week before Labor Day. Garden State labs is the lab we use. They are certified by New Jersey. All tests have passed since the beginning of June.

The “Pea Soup” looking algae you are seeing now is called, planktonic algae. Planktonic algae are very common, and we see it more because of the extra nutrients that run into any body of water. The largest culprit of the extra nutrients is fertilizing our yards. The rain washes the nutrients from our lawns and the flow of water goes to the lake. So if you fertilize your yard, please remember were some the fertilizer ends up.

Pond weed is also under control. Aquatic technologies is doing a great job.

NEWS AND VIEWS

Articles due by the 20th.

SECURITY

Brian picked up new signs but because of the inclement weather we’ve experienced, he hasn’t had a chance to put them out yet.

Advised to put basic membership card out with the 2020 sticker, additionally a paid receipt can be displayed on dashboard. Don suggested we need to communicate with towing company that not all cars have car tag and what other documentation they can look for. Tony questioned if the towing company will do random sweeps or do we have to call? Brian said they will be doing random sweeps.

Don brought up the question about random boat tag checks....no tight process in place, Don and John will be looking around and let us know what the general status is.

ACTIVITIES

- Fishing club has been active. See details below.
- Bill made reference to a possible yoga class on a beach. Bill to reach out and follow up. Instructor sent Bill all info related to insurance and ‘loose idea’ of what she wants to do regarding early AM classes on the beach. Discussed possible location that these classes can be held with a nominal fee/person. No additional money will be asked of LPPOA. This was done last year with good results while the classes lasted, Bill will reach out to her for additional details.

All of the other lake activities on hold because of the COVID-19 pandemic restrictions. Bill commented that we need to try and get people together being safe as best we can.

WEBSITE

Sebastian noted that the website up to date, all information received has been posted. All election information continues to be posted.

CLUBS

- **Ladies Club-** No report
- **Men’s Club-** Not meeting
- **Fishing Club-** July 18th the fishing club had their first fishing contest of the year. It was a bass contest. We had a great turnout. 13 anglers signed up for the contest. The winners of the contest are the father and daughter team of Joe and Alexa. They had a great day of catching fish and a great day being in the outdoors. They caught 1 bass over 4 pounds, a few over 3 pounds

and a few over 2 pounds. The fish over 4 pounds was the big fish of the day. It was very nice of Alexa to let her dad take credit for catching the 4 pounders, but we know who really caught it, great job Alexa! This contest was an example of, being outdoors and having fun with family and friends. Henry (father/grandfather), Joe (son/father) and Alexa (daughter/granddaughter), couple of friends fishing from a boat, couple more friends fishing in a boat over there, couple more friends in a boat way over there and friends fishing from the bank. All brought to you courtesy of the great outdoors. Computers, cell phones and TV's not required.

The next contest is a bass contest on August 15th. The time for this contest is noon to safe light which is around 8:30 pm. If you plan on fishing the contest, please let the fishing club know by August 14th by noon. You can email the club through the link on the fishing club web page on the LPPOA website.

- **Sailing-** No report
- **Kayak Club-** have not done safety class, but interested in doing a social evening out with people who have their own kayaks.
- **Swim Club-** Not meeting
- **Book Club-** now meeting in person
- **Hub Lakes-** Nothing new, horseshoe ongoing, softball continuing

OLD BUSINESS

Chrissy reported that 3 of our guards have been recertified.

Don looking for Peace of Mind agreement...who has it? We want to look at the parking arrangement we have with them.

MaryEllen got signs on the walkway regarding safe distance and masks.

Property survey in process as we speak. We rec'd 2 proposals from architects to look at the 3 beaches, to bring them into ADA compliance. This is the first step....

Significant amount of tree damage and damage to the fence due to the hurricane. Trees will be addressed as will the fence repairs. One lake front resident, had one of our trees fall in the lake, this will be taken care of.

Election Update-Jenn

Finalized all nominees, all records checked, interviews scheduled.

Courtesy FB candidate page was created, not a requirement, not in bylaws, just a courtesy to allow candidates a venue to communicate with the community.

News and Views special election edition will be created, including all information about the candidates as well as their introduction comments, all articles need to be in by August 17th, latest.

Asking for all candidate to get their info to Jenn ASAP.

Looking into Candidate night...

Jenn's nomination part ended, the election committee is going to oversee all other activities going up to the election.

Jenn nominated: Melanie Adubato and Mindy Maddocks as chairs of the election committee. There is a third member but due to bylaws, she cannot continue working with the election committee. Jenn is looking for a third person, they must be member in good standing for a full year, before they can work on a committee.

Common concern: How can we assure nominees that all is fair and how can we trust the results...Committee was diverse, worked hard running the initial process and the interview process. Jenn has researched an outside 3rd party election company (Election Buddy) who can come in, take membership information that we have, and can create the election process for us. Voting will be done electronically and on site, at the clubhouse. They will handle the process and questions. We know this is not in the bylaws, but electronic voting must be considered based on the current concerns and safety requirements with the COVID pandemic. For onsite voting, all safety precautions will be maintained. This is all being done to protect the community and ensure everybody can vote, safely. Candidates night-Each candidate will submit a 5 minute video. There will be a 2 night event, the first night is to view videos, the second night we will open up the beach. Candidates will be at Drewes Beach for Q&A. All safety measures will be maintained regarding time, social distancing, masks. Limiting number of members at a time who can walk around and have a conversation with each candidate. As of now, this is the way we are planning. Website will be updated as necessary. Asking for \$6000.00 cap to cover cost for Election Buddy...

Bill also commented that membership must be notified that September 13 is the annual meeting and notification must be sent to everyone. Election Buddy will send out cards with codes for all members who are eligible to vote.

Bill reported that the Property survey is in process.

We received 2 proposal from architects to look at the 3 beaches and bring up to ADA compliance. This is the first step to upgrade beaches. These surveys will be needed for whenever we update the beaches, contract cost is \$5800.00.

Bill updated- significant tree damage and fence damage due to the recent hurricane. He contacted both companies for removal and repair.

NEW BUSINESS

Finance Committee: Sebastian provided update. Meeting was set up to introduce everyone, decision made to meet every Wednesday, they are deciding when to meet, how often and what they will be actually looking into. Today they are in the clubhouse and they will be going thru all old financial records. A lot of the info isn't here, and we have to reach out to our accountant for the info they need. To be clear, this is NOT the audit committee as listed in the bylaws, this is a finance committee created by multiple requests sent to us questioning our finances. We were going to vote on this committee last month but the volunteers just wanted to get started. One of the members of the committee had initially wanted to run for treasurer, however that position is not up yet, so they are helping on the finance committee.

MOTIONS

Appointment of Melanie Aduato as Election Committee Chair and Mindy Maddocks as Co-chair of the election committee. Will still look for 3rd person for the committee.

Finance Committee-Initially wanted to be anonymous..

Use of Election Buddy to assist with 2020 election during the COVID epidemic. Current quote is \$4200 for 2200 homes plus all costs for mailing. Asking for a \$6000.00 cap.

Prolonged discussion regarding 'Election Buddy' Many questions about contract cost... Jenn, Jeff and Randy will look over the contract and will reach out to Election Buddy. Bill asking for resolution by the end of this week as we are not clear about the total if used for 2 years. Marilyn stated that perhaps we need to hold back on motion tonight based on clarification, Bill stated that time is of concern.

- ◆ **Motion to retain the services of "Election Buddy" or a similar service to handle the balloting and tallying of the election voting for 2020 election, to a cap of \$6000.00 based on a 2 year election commitment made by Marilyn, seconded by Brian. All in favor.**

S2342 passed by Senate/Governor allowing us to adjust meeting provisions...Bill said he will email out after the meeting, I did not receive it.

Randy commented that he knows why we need outside assist with the election process, however verbalizes concern that we actually have to.

Jenn asked if all members of the committee been members for a full year, per our bylaws. Sebastian replied that they were not. Bill voiced concern and frustration about this, since we have good members who can help us out on committees and because they have not been members for a year we cannot include them on the committee. Bill stated that per by-laws, this only pertains to the Election Committee. Discussion ensued. Eileen on call, texted Bill, and clarified Bylaws. It is not written that this will affect the Finance Committee. Members good to go. (Ref Article 18 in the Bylaws).

- ◆ **Motion to approve Financial Review Committee.** ALL members have not been full members in good standing for over a year however this is allowed per Article 18 of the bylaws. Members include: Nirav Patel, Katon Patel, Phil Berardo and Jason Kopak.
Motion made by Don, seconded by Jenn. All in favor.

Add Melanie Adubato and Mindy Maddocks to act as tellers in the formal ELECTION COMMITTEE.

- ◆ **Motion made to appoint Melanie Adubato as chairperson and Mindy Maddocks as tellers for the Election Committee. Motion made by Chrissy To and seconded by Jenn De Stefano. All in favor. Motion passed unanimously.**

Jenn said she had others in mind for the committee, will give those names to Melanie for follow up. Jenn is not involved with the election committee. No board liaison is required. Committee is to consist of 3 non-trustee members.

Bill explained what the architects will be looking into for all 3 beaches. All estimates already emailed to the board.

- ◆ **Motion made to approve Chambers Architecture, Inc. for the amount of \$5800.00. Motion made by Tony and seconded by John. All in favor.**

2020 annual meeting remotely by zoom or other platform.

- ◆ **Motion made to hold annual 2020 meeting and election remotely, via zoom or other remote meeting platform, in accordance with the emergency pandemic provisions for handling remote membership meetings.**

Motion made by Chrissy, seconded by John. All in favor.

Appointment for the Board

Jenn has 1 person for nomination to a board position...to appoint to District 2, in the Director Position. Darshana is a member in good standing.

- ◆ **Jenn nominated Darshana Kalavadia as Director to District 2. Don seconded motion. All in favor.**

AD HOC Committee

None

ACTION ITEMS

Over the course of the meeting, 3 emails came in to CONTACT US:

Tarak Bhatt-questioned why current board member and current candidate is chair of election committee. Why, as president, did Bill allow this. How can a fair election be guaranteed. Mr Bhatt also suggested this needs to be rectified ASAP.

Bill responded: TO clarify, Jenn was head of nomination committee, election committee is being handled by 2 non-trustee members. At the time the committee was initially was formed, we had no idea that Jenn would become a candidate. Jenn clarified that the election has been very fair, as fair as absolutely possible. FB platform, again, was done as a favor to the candidates to get out there and get their messages out there.

Was anyone disqualified from running, if so, why. Yes, they were disqualified because they were not members in good standing by nomination date.

After the meeting tonight, Jenn is going to post all information and candidates list.

Kamal Joshi-Wants to create an Asian Community club...how do they do that? Bill thinks the idea is excellent. Bill will reply and let him know we are in favor of this club. As with any new club, we will ask for an outline of what his club is all about, meeting dates requested etc...

Another question, how are we going to ensure elderly or people without electronics can vote.

A physical in house voting opportunity will be made available.

Meeting closed at 9:22 by Tony and Brian.

Respectfully submitted,
Marilyn Ammirata
Secretary
LPPOA