

Lake Parsippany Board of Directors Meeting
April 13, 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	
Dan Nazzaro, Financial Secretary	X	
Brian Kavinski, District 1	X	
Chrissy To, District 1	X	
Mary Ellen Iradi, District 3	X	
Tony Suprum, District 3	X	
Don Phelps	X	
Jenn DeStefano	X	

Bill opened the meeting with a statement: Welcome to the LPPOA's first web-based meeting. This is an unprecedented event in an uncertain time. I hope that all of you are home safe with your families.

Typically, we can answer your questions within 36 hrs. You may also mail in your question to PO BOX 62 Parsippany NJ 07054. One thing that can save time is when you have a question about your invoice to include your address in the inquiry.

Bill responded that we cannot answer questions tonight, please use contact us link or mail question. If there is a legal sound, it will go to the attorney. For questions about invoices contact us.

Bylaws on website. Many answers to questions about bylaws can be found there.

Minutes from the February meeting with addendum provided by Marilyn was approved and the March meeting minutes, as electronically submitted, were reviewed and approved by the board.

MEMBERSHIP/SALES REPORT

As of today, there are 1,102 memberships, 799 Basic and 303 Full (property owner/Seniors/D5). Total funds collected \$222,101.42

TREASURER REPORT

March:

Chase: \$245,631.25

Merrill Lynch: \$157,877.22

CORRESPONDANCE

Bill reports multiple questions on invoices, on badge availability and other legal questions, which we are referring to our attorney.

Dan reported that 60+ members have contacted him with questions about invoices and Wild Apricot. All questions were regarding the mechanics of membership. Other concerns were voiced as people did not know that NEW D5 memberships are not being offered.

Tony reported receiving 2 emails to the fishing club address, asking for new D5 membership.

Don reported 2 calls regarding a dead animal on Johnsons Beach. It will be taken care of tomorrow.

Tony reported that the boat owner who left a boat on the property last year has still not picked it up.

Brian is trying to get current contact information on the owner and will follow up.

Brian is working with the towing company, we are waiting for boat tags and parking permits to be sent out before we can start working with the towing company.

APRIL 2020 Presidents Report:

All facilities remain closed and activities are postponed for the foreseeable future, until the State removes the current laws in place to prevent the spread of Covid 19. We will not be offering beach rentals this year as we simply can't plan. Clubhouse rentals have been postponed or canceled by the renters. This income will directly impact the budget. Clearly this is going to be a difficult year.

We have been told by the bookkeepers that they are receiving calls from members asking for replacement invoices and other inquiries. They have said that someone is instructing them to call them. This is costing all of us money as they charge for this service. The LPPOA is in possession of the invoice file so you can email us and it's free. We have instructed the bookkeepers to direct callers to the website and PO Box.

The membership voted on a fee of \$115 in 2017 which was met with a lawsuit that lasted nearly 4 years. The settlement gave the LPPOA the ability to collect fees for 2017 2018, 2019 and beyond. After hearing considerable feedback from the community, the Board voted to only collect fees for 2017 and beyond but not 2018 and 2019. There was no increase in the \$115 fee from 2017 so in theory the fee has not increased in 4 years, but expenses have. By waving the 2018 and 2019 fees we effectively impacted the budget that was approved for 2020 in December of 2019. The money collected from the missing years would have gone to replenish emergency reserve and long-term project accounts such as dredging. Now this will be a much longer-term replenishment and projects in general will take longer to achieve. In short people want everything but everything cost money. People have asked if the 115 fee will increase every year. The answer is we are not sure. We have said the budget will be in flux for the next 3-5 years. If everyone was to pay on time then maybe not but until we get to 100% annual payment from all properties then there could be an increase.

The Board and membership remains determined and dedicated to preserve the lake and its facilities. The Board will continue to be ever mindful of costs to keep fees as low as possible. Cost increases are inevitable but we will always do our best to avoid major increases.

PROJECT TRACKING-Not discussed this meeting

BEACH MANAGER REPORT

Report from McKenzie, working with Debbie to set up virtual interviews for life guards, hoping all paperwork completed by the end of the month.

CLUB HOUSE MANAGER REPORT

Closed with \$0.00 for the month of March.

Dan questioned if our insurance covers any loss of use for facility.

Bill to talk to Debbie to f/u.

MAINTENANCE

Lawn care for the season has begun. Emailed why we started so early so Bill asked company to postpone starting with this service.

If you are or know a licensed professional in the field of plumbing, electric, carpentry we would like their contact info as we have always supported local businesses.

Dan told Bill that there are issues with the decking going into the Clubhouse. Issue is with the steps. We will get this fixed before we reopen the CH.

WATER QUALITY

Water Quality – The green algae that grows mostly on rocks is being observed. The amount observed is unchanged as previously reported last month.

Milfoil has been observed since last month's report. The growth is in the beginning stage and only in 4 or 5 places. No concern at this time.

Aquatic Technology has made their first observation of the lake for 2020 and no treatment is needed at this time.

ADDLING - So far two nests have been located and addled, about two weeks ago. One nest had 8 eggs the other had 6. Mike checked both nests yesterday and they had been abandoned. No other nests have been located either by land or by sea. 2 other pair of geese are being observed. It's likely they are preparing to select a nesting spot. Observation will continue.

NEWS AND VIEWS

Articles due the 25th

SECURITY

Brian reported that he was contacted about an habitual 'offender' D5 member "GM"...Tony elaborated that since he joined we've had issues with fishing done in the swim lanes, he's been asked to leave repeatedly, and has received multiple warnings, verbal and written and he was caught again fishing on the lake. He is not a member. Tony requested a report however the office is closed for now.

He was on the lake again this past week. He as a previous D5 member, did NOT renew his membership this year, so he will not be eligible for membership going forward.

Brian will also spread photos of his truck to the towing company, so if it's found, it will be towed.

Brian and Tony moved cement blocks across from Absecon Road, blocking the use of this area.

ACTIVITIES

Open house meeting held last week, looking whether or not to go with June 2nd at this time since a good 6 weeks is needed for planning. Decision will be made by next week as to when we can have a gathering of large amounts of people.

Committee feels important to pick a date once we get updates regarding the covid-19 virus.

Tony reported that he's hearing comments regarding the 'name' of OPEN HOUSE...

May 2nd trout event cancelled.

Sock burning event for May 2 may also be cancelled.

There are also concerns that there may not be any sailing classes this year.

WEBSITE

We are getting close to the contact limit, we are up to 1800+, may need to think about going up to the next level which would allow for 5000 but also be an additional expense.

CLUBS

- **Ladies Club-** nothing to report
- **Men's Club-** nothing to report
- **Fishing Club-** The trout stocking event was canceled but the trout were still stocked. 2 people for the Musky Trout hatchery and I stocked the trout on 4/4/20 @ 8 am. The stocking was very quick to avoid long exposure to people due to the Corona Virus. We only observed 2 of the large trout with trying to get them stocked quickly. One is a really beautiful brown trout of about 5 lbs. and the other is a rainbow trout in the area of 7 lbs. If you catch a tagged trout, contact the fishing club with the tag number, size and weight, if you can. The tag number is needed to determine the prize associated to the trout.

The opening day of trout season contest has been rescheduled for May 2nd. If we cannot hold the trout contest on May 2nd, the contest will be canceled for 2020.

The lake was opened to fishing on 4/8/2020 for catch and release and lures only. The LPPOA board and the Fishing club made the decision to allow fishing so people could get out and enjoy the fresh air.

Opening day was 4/11/20. I received reports of 3 trout being caught. No tagged trout were caught. It turned out to be a nice day in the afternoon. On 4/12 I received a report that 4 trout were caught. Sunday was a beautiful day to be outdoors.

- **Sailing-**Nothing to report
- **Kayak Club-** nothing to report
- **Swim Club-** Nothing to report
- **Book Club-**meeting virtually
- **Hub Lakes-**Randy submitted report: All sports on hold at this time. Last month's meeting was cancelled. Randy trying to get the group to meet via a WebEx, but nothing has been scheduled yet.
- **Garden Club-**
- **Welcoming Committee-**

OLD BUSINESS

Dan-Membership update:

Our first 'wave' of Basic badges are printed. The volunteers will start lamination this week. Another volunteer is finishing a cover letter to accompany Basic and Full badges. Those will be printed this week (4/13-4/18).

Basic members will just get the cards. Full members will get the cards and the stickers for photo badges and parking passes (stickers for two parking passes each this time around, more can be available later).

Still need to print the mailing envelopes, then volunteers from the membership committee will stuff. Dan is hoping that Boat Tags will be in from the printer by this time and we can send everything out in one envelope, otherwise he will hold off on sending out to members who have purchased boat tags.

Bill asked Dan if he ever got a 'revised' proposal for only 1 years' supplies...

Dan ordered 500 swim badges. Bill wants to ensure that we don't have too many supplies since this process is new.

To clarify: Basic members gets 4 cards

FULL members gets (stickers) photo badges based on number in household.

Don asked a question about boat tags and when they will be available. Dan explained that he is looking at next Friday.

Timeline for 1100 memberships...will start going out next Monday. Dan expects this whole process to take a week or so.

Bill asked if it was fair to ask if this process could be completed by the end of this month. Dan feels it's safe to say, so we can start the towing contract as of June 1, since at that time, all permits should be rec'd.

Tony reported that the member who left the boat on our property last year has not picked it up. Brian is trying to get current contact information and will follow up.

Discussion regarding repairs around the area that we are doing ourselves. For many reasons, we should not be doing these repairs, for budget concerns, we need to get all of this recorded, as repairs are to be included in the budget.

Hardship committee-Bill asked Dan for an update. Dan has nothing specific to report. There are 2 diff approaches, one the board and this organization should have nothing to do with this hardship committee. A separate group should be developed, Dan met with legal aid team who helps with non-profits organizations, who can go out and elicit funds for the hardship committee. This idea was not agreed upon by Mary P. Essentially, there is nothing really going on. It is the board's decision to NOT be directly involved with this committee.

NEW BUSINESS

Dan-Feels that we should allow full members to purchase guest badges for the season at \$75.00 and feels that day passes have the potential to be misused.

Discussion tabled for off line conversation.

Jenn asked if there was any word about anything going on with Hub Lakes.

Chrissy is concerned that life guard certification renewals will be a problem since last month's class was cancelled, and it is unclear if there will be another class in the near future. Bill advised her to call and see, since many classes are done virtually.

AD HOC Committee

None needed

ACTION ITEMS

None required.

Motion to close meeting by Tony, seconded by Chrissy. All in Favor

Meeting closed at 8:40 PM.

Respectfully submitted,
Marilyn Ammirata
Secretary
LPPOA