

Lake Parsippany Board of Directors Meeting
February 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 at the LPPOA Clubhouse at 7:39 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	
Diana Giradelli		X

Minutes from the January meeting as electronically submitted, were reviewed and motion to approve by Dan, seconded by Tony. All approved by the board.

MEMBERSHIP/SALES REPORT

Dan provided the following to the Board:

65 Registrations as of today

- ❖ 31 Basic
- ❖ 21 Full
- ❖ 10 Senior Memberships
- ❖ 1 Non-Property Resident

Please note, membership report is incomplete as Dan is still waiting for information from the bookkeeper for all memberships mailed to them and not done through wild Apricot.

TREASURER REPORT

W2 mailed out to all employees

January 31 Chase \$ 65,434

January 31 Merrill \$ 157,868

Website Payments February 7th thru February 10th - \$14,686.

Checks deposited:

January 7th \$4,720

January 8th \$3,040

January 9th \$3,111

January 10th \$1,555

Total \$12,426

CORRESPONDANCE

Bill reported approximately 50 emails and calls with questions about invoices, membership/badges etc. Bill needs to get back with responses to membership questions.

February 2020 Presidents Report:

Bill Welcomed all in attendance and reminded all that there will be a time where the members can address the board, however asked that everyone refrain from interruption of the business that needs to be conducted. If anybody chooses to disrupt the meeting you will be asked to leave.

When we get to the member portion, we will do our best to accommodate everyone but the meeting will be adjourned at 9:00. There will be a 2 minute limit per person and we cannot offer that opportunity to be heard again until everyone else has had a chance to speak.

Over the last month Bill worked with the treasurer and Bookkeepers to update the invoices removing the fees for 2018 and 2019.

The invoices were received on or about February 5, as a result Bill received some 50 calls and emails related to questions on the invoice. We agree there is a great deal of information on the invoice which led to some of the confusion and questions. Also received multiple emails and phones calls from people with general questions. Bill was able to respond to all but 2 calls as he could not get the phone number and one caller did not leave a return number. Most calls were just asking for clarification. There was a delay in getting the website up leading to calls related to how to pay on line. Many sent a thank you response and said the sign up and payment process was pretty simple.

I was also asked to direct people as to where they could find a copy of the budget. It is posted on our website in the November news and views.

PROJECT TRACKING-Not discussed this meeting

BEACH MANAGER REPORT

McKenzie has reached out to the 2019 season lifeguards and they are all coming back.

CLUB HOUSE MANAGER REPORT

No report.

MAINTENANCE

We will be looking for contractors to bid the following work. If anyone is interested in bidding them please use the contact us link on the website.

1. New decking and back steps for clubhouse
2. New hot water heater
3. 2 new sump pump pits

At last month's meeting a member suggested reaching out to a boy scout for an eagle project to build benches for their project. If anyone can assist in finding a person please let us know.

We will go through the invoice layout later in the meeting as I'm sure many of you are here to ask the same question.

WATER QUALITY

No report.

NEWS AND VIEWS

Articles due by the 15th.

SECURITY

Brian still working on towing contract, has rec'd some information and proposals that need review. There were 3 rowboats that were removed.

ACTIVITIES

Open house for 2020 will be on Saturday, June 6th. There is no rain date. Plan to showcase various clubs we offer. The flea market will not be in conjunction with the Open House.

WEBSITE

Sebastian reported the website went live this past Friday for payments.

CLUBS

- **Ladies Club-** No report
- **Men's Club-** No report
- **Fishing Club-** Email sent to hatchery about size and desired number of fish
- **Sailing-**Season has ended
- **Kayak Club-** Season has ended
- **Swim Club-** Starting to get together another clothing drive
- **Book Club-**.No report
- **Hub Lakes-**Secured the last 2 coaches, there will be no women's volley ball as there is no coach
- **Garden Club-** No report
- **Welcoming Committee-**

OLD BUSINESS

The consent accepting the Resolution was given by all LPPOA Board Members.

Membership procedure: Dan will provide procedure penned by this committee within 2 weeks.

NEW BUSINESS

Bill spent time reviewing the invoices, answering explanation and providing detailed information. When he finished, there were no further questions.

Invoice Review:

Clarification/Explanation of Invoices.

The first line on the invoice indicates the amount owed for 2017.

The second line would indicate a credit if the 2017 fee was paid.

The third line is the full membership fee for 2020.

In the details under that it states that the board agreed that there will be no fees collected for 2018 or 2019. It continues to state that you may choose to only pay the \$115.00 for 2020.

There are additional details about senior discounts, payment terms etc.

AD HOC Committee

None required

MEMBERSHIP PORTION

Impossible to document in these minutes everything that was brought up and expressed by the room full of members, in this report are included names of people who came and brief concerns/complaints and thoughts they shared with the board.

Bill asked that all members with questions please sign in. All questions will be answered. This is still a growing process and we are still in transition, so there will be questions we may not have an answer for yet. We will do our best and if we can't answer, we will get back to you.

Questions Included:

Nunez

What does the \$115 include? Access to common areas/grass areas, not the beach areas. Wants some "return on her money". Dan explained, in detail, what the common area and boundaries are.

Questioned if she can 'throw a party' for all her friends and family. Dan explained that this area is for members only. This open face is for property owners only. Asking if she can throw a community party, again stated she wants a return for her money.

Clearly distinguish what is mandatory and what is not on the Invoices

Butler

Addressing Board-she gives a donation every year for any student who wants to go to college and for the past few years, nobody has accepted this donation. Asking if this money can be converted into some 'senior \$115. Rates' that will be decided according to age. Would like to convert this money to those seniors who would have a difficult time paying for their annual fee.

Bill responded that it is Lisa's money, and the money is hers with whatever she wants to be done. We have been talking about the hardship committee. Asking for a group of people to come up with a proposal on how this could be done. There is a question about who would administer it and who would make a decision on who would get the money. We are not against it but this needs to be researched carefully. Suggested that Lisa, Mary and others in the audience get together and work on a proposal. Lisa turned to Mary who said she already has a proposal that she is going to present...Lisa told Mary she would be happy...Mary cut off Lisa and asked if this be discussed in a private way, that time is being taken away from other voices.

Renn

Compromise, great that we dropped 2 years of past EA. People concerned about the vote. Can we have 2 separate levels related to the vote? Meaning can we have our input in how the \$115 is spent. Also suggested people > 65 shouldn't have to pay. Other things he is sure we don't want to be voted OFF and this would ensure us that we couldn't. It was quickly explained that that is NOT a concern of the board. Is there a CAP on how much it would be/year.

Weathersby

Very upset. On a tight income, thinks it grossly unfair that we are charging seniors with hardships. Lived on a fixed budget, does not have money. We have got to cap things, can't go around charging people who don't have money. Vocal...Brian told Mrs. Weatherby that we are working on a hardship identification process.

Purczyk

We better believe she's not alone here. We have unreasonable demands, there are numerous people/seniors. Which seniors have the property taxes frozen and exempt them from payment so we don't 'embarrass' them. Many letters in her person from people who can't afford.

This small number of people not paying wont 'bust your budget'...

Mary's proposal is for us to find out whose, over 65, property taxes have been frozen and exempt them.

Bill asked Mary if she would be willing to get this list, an official list that gives this information. She will do it for many property owners, not for the Board. Dan thanked Mary for this proposal. Dan explained that we have to follow the courts' ruling and treat every property equally, but Mary is giving us another way to help. Mary asked Dan to help, and he agreed.

Other concern is 'this business about writing your check for \$115.00 and write I waive my right to vote'. If you don't say 'I don't waive my right to vote' the check is not recognized. Again spoke of the PREDFA laws and says we are not complying with all statutes of this law. Eileen Born again addressed this with Mary and explained the true PREDFA law and statutes that Mary is quoting, she again reiterated what the courts said and the Judge's determination. Eileen encouraged everyone to review the judge's decision and read all notices on line. It was our choice to make a 2 tiered system to offer a lower fee of \$115.00. Dan again explained that our "MEMBERSHIP" fee is \$315.00. Mary feels that the basic Membership fee still entitles them to vote. Accusing us of deceit and denying them their basic rights. Eileen Informed Mary that this determination can be challenged, but she can look at page 9 which verifies and further explains the 2 tier system we offered.

Mary also requested copy of the charter, Eileen will provide. The other is to send a 'declaration' along with the invoice. Upset about having to photocopy license and sending to a PO Box to prove that they are a senior. Feels that proof of age can be shown when picking up badges. Also concerned that many people don't have computers.

Accused us of changing bylaws without following PREDFA laws. Since we changed by laws we didn't register them at the Morris County Court. Eileen responded that we are only required to record them in the 'place they were required to be originally recorded'. Mary disagreeing lawyers' interpretation.

Feels that we are not allowed to collect past Easement fees (from 2017). Eileen again explained that we are allowed, legally, to collect these past fees, including 2018 and 2019. The 2017 EA had already been done and paid by many, so this was allowed by the courts

De LaFuente

Upset about the fee for the senior single membership.

Has been exploring possibility of moving out of the original purchase tract and would, in essence, become a 'D5' member. Dan explained the membership fees again and what we would be able to offer if she moved out of the original purchase tract.

Wyns

Who is handling the \$115.00? Are you collecting fees in the CH so that we can show our DL? Bill stated we missed that concern when we sent out invoices, said when people pick up their badges, ID can be shown there, no need to mail DL.

Who is/what is this PO Box? Bill explained that the 'board' doesn't handle this. A company we hired processes the checks and pays the bills. This accounting firm is in the budget. The accounting firm we are using is ensured and bonded, we cannot have a 'volunteer' do that?

Will someone be at the CH to handle payments if not mailed in? Bill stated that the PO Box in Lake Hopatcong is in the building where the accounting firm is. We felt this makes more sense and is more secure. This was explained, by Bill, in detail. Bill offered to put the quarterly report we get from the accounting firm on line, for transparency.

Scala

Paying 2020, not putting voting exception on check. Not paying 2017 since he was thrown off the property. Will see us in court.

O'Keefe

Statement for the Board, not the lawyer. First, the Board decided before 2017 that there would be no fee charged. How did this change.

The board decided we needed extra money but never asked volunteers in the town for donations Board also decided without approval that we are going to charge \$115. And then threaten those who don't pay.

"Board made decision, which affect me, without consulting me"

How did we decide not to allow the vote of the basic membership?

Every board decision done/made without the 2200 property owners input. It's the Board's fault. We aren't getting a happy decision based on what the BOARD decided, not the judge, not the attorney.

How is anything you, the board, are doing, fair??

Dan asked how we are to respond. Bill asked for the list from Mr. O'Keefe.

Dan explained the history of the absolute need for the EA. Prior to 2017 membership was completely voluntary. As an organization we watched as we continued to run out of funds, taxes, maintenance and all costs going up, membership decreasing, funds decreasing. We tried for years to do things differently, but that didn't work.

At this point, a member of the audience started screaming, storming out, and claiming we are violating his civil rights, stating he will get members to defend their civil rights. Did not identify himself, simply vocalizing his rights being denied and storming out.

Mr. O'Keefe continued to stress his dissatisfaction that the board did not ask the property owners for voluntary help.

Bill stated that there were attempts made to communicate to our membership about the funding. In the News and Views that we sent out we repeatedly requested assistance to help pay in the form of memberships.

Also stating that we should have the right to vote on what they pay for. Accusing the Board of being anything but courteous and good neighbors.

This conversation lasted for 16 minutes...

Dan explained, that we, as the Board, cannot do anything without membership approval. In 2016 membership voted to go ahead with the EA. All memberships did not vote, opted not to come out for the vote, 106 members vote yes.

Closing comments, again stating they are entitled to vote.

Bill announced it was after 9, public portion closing at 9:15 PM.

Blunt

Moved into Lake Par in 1976, was on the board, many clubs and extremely involved for many years. Decided years ago to not rejoin. Now retired. Senior on restricted income. Received, erroneously, 2 bills, this was an accounting error, and it was explained to her. Bill apologized for the error that was made.

When she first heard about the EA, was OK with it, now the way it was done, she feels 'blackmailed'. Pay or be fined, lien on the house.

Back to the question about the significant raise in senior single membership? Why do we only have one membership and why so high? We are unable to give such a huge benefit to seniors this year.

Ms. Blunt stated years ago that years ago they tried to make the lake membership mandatory, but it was against everything, now how can we do this?

Eileen explained that there have been changes to the case law over the year. If there were lake rights in the chain of title. Expenses of keeping property up continue to increase but voluntary membership is lost so courts allowed us to do this separate assessment on members of the community.

Ms. Blunt accused us of being bullies and stated that members were never asked for help. We were never asked for voluntary donations. Feels that if those steps were followed, there wouldn't be such anger today.

DeLaFuente

How much good will was lost based on what the board has done.

Eileen explained that we are forced into a situation that we needed to do this.

Kamal

Still trying to understand what is excluded in the \$115.00

Dan explained that this basic membership:

- Open area (anything not fenced in)
- Shoreline fishing/boating
- No beaches
- Discount rate to rent CH

Now that we want 2200 families to join, do we have the infrastructure to let 5000 people use the beaches if they all signed up for FULL?

If we had all 2200 homes purchase FULL memberships, we would not have all 3 beaches open but would have the funding to get all 3 beaches ready. How can we charge FULL memberships if we couldn't accommodate them? What is the point in paying if we can't handle the volume?

Mr. Kamal suggested we listen to people who have been active in the community not to the attorney.

Renn

We will call the attorney's bluff:

Stated if we want everyone to be FULL members, we will get rid of everything. We will just maintain the lake and make sure it's \$115 for everyone. "You guys are hijacking us, we will hijack you back". Telling everyone in the room not to take this.

Sabine

Question: Do all you guys live around here? Last month I asked how people live 10 blocks away pay the same amount as people who live close to the lake? How do we justify people who live so far away charge the same amount for people who live around the lake? This does not affect 'my' property value. Eileen tried to explain, however Ms. Sabine feels that the board can do what they want to do. Eileen explained that is why we developed the 2 tier system. We are assessing based on what the law says.

The money is for maintaining the lake, meaning the lake, but not the beach. How do we know where the \$115 goes? Are you going to show us where our money goes?

Also asking if the town gives us any money? No, they do not. Bill explained that the town maintains the large basins, the rip rap? On the main dam and the dikes. They do not treat the water.

Asking that they will be able to see where the money goes.

O'Keefe

Why did we cut 2018 and 2019? Shouldn't that have been a membership vote?

Do we have a final budget? The budget online is the preliminary budget.

Scholarships should be need based, not age based. Lisa welcomed help with allocation determination.

February 2017 News and Views: LPPOA authorized to collect but then also stated they can't accept any more payments. What was it? Bill explained that the timing of the article and assumed the header was incorrect, although the notification was correct.

Open Portion closed.

AD HOC

None

Action Items

None

Motion to close meeting by Marilyn, Sebastian Seconded.

Meeting closed at 940 PM.

Respectfully submitted,

Marilyn Ammirata

Secretary

LPPOA

