

Lake Parsippany Board of Directors Meeting
July 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, District 3	X-late	
Jenn DeStefano, District 4	X	
John Scrivens, District 4	X	

Approval of the June minutes as electronically submitted. All reviewed, motion to approve by the entire board. Minutes approved.

MEMBERSHIP/SALES REPORT

Dan provided the following information: Member Type Count as of June 30th

BASIC MEMBERSHIP	872	\$100,280.00
FULL	351	\$110,565.00
SENIOR	98	\$ 27,930.00
NON-RESIDENT FULL	57	\$ 17,955.00
NON RESIDENT-SENIOR	<u>13</u>	<u>\$ 3,705.00</u>
Grand Total	1391	\$260,435.00

TREASURER REPORT

Checking/Savings June 30th

Chase-1280	\$258,697.83
Merrill Lynch WCMA-07R59	<u>\$157,879.80</u>
Total Checking/Savings	\$416,577.63

CORRESPONDANCE

Tony reported still receiving questions about how to join lake, all D5.

Dan rec'd 2 paper mailings for putting names on ballot for potential board openings...also says they were sent via certified mail. .

Bill rec'd and acted on 311 emails since last meeting. A total of 216 were missing membership supplies. Bill specifically mentioned 10 members who submitted questions about membership and concern about social distancing not being met during club activity

June 2020 Presidents Report:

Good evening and welcome to the July Zoom Meeting.

Many times I start the meeting thanking members for doing something special for our community. I would like to start tonight's meeting with a very special recognition of those that support the board members. The people behind the scenes that have to eat alone because of an emergency at the lake or spend the evening alone as their spouse works for the betterment of the lake community.

First our district representatives.

Maureen Suprum supporting her husband Tony Suprum

Karen Phelps supporting her husband Don Phelps

Fred Iradi supporting his wife Maryellen Iradi

Adam To supporting his wife Chrissy To

Paul DeStefano supporting his wife Jennifer DeStefano

Peggy Kavinski supporting her husband Brian Kavinski

Our Trustees

Gary Ammirata supporting his wife Recording Secretary Marilyn Ammirata

Paul Cecala Supporting his Husband Financial Secretary Dan Nazzaro

Michelle Ostolaza supporting her husband treasurer Sebastian Ostolaza

Dawn Sempier for supporting me

There is a lot of things going on in our community.

We will be hearing about the upcoming elections from our chair of the election Committee.

An Update on where we are with the distribution of badges and other membership items from our financial secretary

Information from the treasurer on the financial review committee

We will be acting on several resolutions to keep us complaint with recent changes in the law.

The LPPOA was made aware of a complaint dated June 25, 2020, filed with the Department of Community Affairs ("DCA") that was received by our attorney's office on June 30, 2020 regarding certain alleged voting rights violations at Lake Parsippany. The LPPOA attorney responded on July 9, 2020. The complaint was filed by a group of residents referred to as the Lake Parsippany Voting Rights Group. The filed complaint and the LPPOA response may be found on our website.

The board will not be able to discuss any of this or answer any questions related to this matter. We will provide information as it becomes available.

Sebastian, our beach manager McKenzie and I had the pleasure of meeting 2 members of our community. We spent nearly 4 hrs having good conversation answering questions, sharing ideas and having a few laughs. At the end of our discussions both expressed interest in helping to shape our communities future.

Darshana Kalavadia expressed interest in being a district representative for District 2 and Manisha is now part of the election committee.

I have ordered 12 benches for placement around the common areas of the property. This is something we have wanted to do for years but never had the funding.

This afternoon I took time off from work to meet with the mayor and representatives from the township to discuss several long standing open items. Most important is the required maintenance of the drainage basins. The yellow booms many of which have now failed need to be replaced. The other is the overall condition of the basins themselves. Installed in 1982 they have never had any repair work performed on them and they are not up to state mandated flood water standards. The land area of the easement is also a mess with many of the pine trees planted as part of the project have all died.

I am also working to set up an appointment with one of our state congressmen to discuss the current changes that can have long term devastating effects on ours and other lakes in New Jersey.

I have received 3 estimates for the property survey and have selected one. The survey will provide a clear picture of the open space / common areas for all members to use / access. The project was a budgeted project.

I am waiting on additional estimates from Architects for the 3 beaches. As I mentioned in prior meeting we will need to bring the beaches up to ADA code and local safety. This would only be step one. The next would be to get proposals from General Contractors to actually do the work.

Other estimates we will be looking to obtain will be for repairs that although unseen will help maintain the clubhouse. We will be looking to improve the poor drainage around the clubhouse which leads to water infiltration.

If you or anyone you may know is interested in bidding on this work please contact me.

BEACH MANAGER REPORT

Rec'd from McKenzie Price...Jack had a quick save on July 8th.
603 people in June came to the lake.
607 as of yesterday for the month of July.
No issues with rules/social distancing.

CLUB HOUSE MANAGER REPORT

Closed with \$0.00 for the month of June.

MAINTENANCE

WATER QUALITY

Tony submitted the following reports:

Received results from Garden State Labs for water testing beginning on June 8th and July 2nd at the following beaches:

Hoffman: All results within normal/acceptable limits

Drewes: All results within normal/acceptable limits

Johnson Beach: All results within normal/acceptable limits

All results kept on file.

Treatment for eradication of pond weed went on as planned.

NEWS AND VIEWS

Advertising sent out. No other updates.

SECURITY

Brian reported that towing signs are ready, ready for our tax ID number so that they can be obtained. Security may not happen this year due to shortage and issues with COVID 19, will be working on this for next year. Brian reported that he will be stepping down from his position on the board this year but will continue to work with Security.

ACTIVITIES

No report

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WEBSITE

Complaint has been posted.

No other updates.

Updated information all available.

FAQs continue to be updated.

CLUBS

- **Ladies Club**- No report
- **Men's Club**- No report...
- **Fishing Club**- Saturday, July 18th, the fishing club is holding a bass contest. The start time is 6:30 AM, and the end time is 3:30 PM. If you would like more information, please visit the fishing club page on the Lake Parsippany website. You can also email the fishing club directly, the address is lakeparfishingclub@gmail.com. The address is also listed on the lake's website. Another one set for August and September.
- **Sailing**- No report
- **Kayak Club**- Wednesday 29th going to try, working with sailing club to get access to the boathouse, otherwise night out on the lake will be scheduled.
- **Swim Club**- No report
- **Book Club**-Meeting virtually via ZOOM
- **Hub Lakes**-Softball and horseshoes going, no other events happening at this time.

OLD BUSINESS

Badge Distribution: Dan reported that the entire backlog is out. About 40 homes missing information, Dan hoping to get this resolved by the end of this week. 30 new memberships that came around June, working on them right now. Cost expenses to be submitted to Bill.

NEW BUSINESS**Elections:**

Jenn discussed election committee...and read the bylaws regarding this committee. Full committee appointed by President to be comprised by 3 non-trustee property owners, one that is chairman of the committee. Financial Secretary to be present on election day to assist committee on checking membership and voting districts.

Jenn opened letters during zoom meeting...Committee will go thru all nominations to ensure that they are all in good standing, will reach out to all nominees to give information needed and gather individual data from the candidates.

Jenn put 4 people on because of a conflict to be available on election day.

- Randy Vyskosil
- Andy Steinberg
- Mindy Maddock
- Manisha Mansura

FB Candidate page will be created for nominations and FULL members to provide a venue to get to know some of the candidates and where candidates can convey their platforms to membership.

Jenn opened up certified letters in front of the Board reviewing candidates:

They are:

President Nominees (2 year term)

Bill Sempier
Paul Cecala
Pulkit Desai
Chris Savino

Vice President Nominees (1 year term)

Tony Suprum
Dharmesh (Danny) Desai
Pulkit Desai
Bill Sempier

Financial Secretary

Tarak Bhatt
Jenn DeStefano
Rajnikant Patel

Treasurer (Not open)

Nirav Patel *Nominated however this position is not open.*

District 1 Director (1 Opening)

Rinam Shah
 Tarak Bhatt
 Bill Sempier
 Kamal Joshi

District 2 Director (1 Opening)

Darshana Kalvidia

District 3 Director (1 Opening)

Kamal Joshi
 Valai Desai
 Bhupendra Parikh
 Rajnikant Patel
 Mary Ellen Iradi

District 4 Director (1 opening)

Danny Desai
 Deepa Patwa Tailor
 Mike Crystal
 Rinam Shah

All nominees will be reviewed to ensure they are members in good standing, meaning that their properties are all paid for. All nominees will be notified if they are not eligible. They will then be added to the FB page.

Dan requested clarification of annual meeting in October and meeting for applicants

Election meeting is September

Meeting in October for approval of the new members

MOTIONS**Votes and Motions**

Three proposals for a professional services survey of the lake property owned by LPPOA were sent to the board by Bill on July 9. This survey was discussed over the last few years and is a budgeted item. Best, most flexible proposal received was from FCMeola (on file) This survey was a budgeted item. Motion to use this company made by Tony, second by Brian. Bill did a round table, 10 in favor, 1 not.

Approval of Election Committee: Motion to approve **Election Committee** to include Jenn DeStefano, Randy Vyskosil, Mindy Maddock, Manisha Mansur and Andy Steinberg. Dan made motion to approve election committee as read by Jenn DeStefano. Tony seconded. Passed unanimously

Finance Review Committee: Sebastian starting to work on this...has not had final commitments yet.

Financial Review Committee:

Sebastian looking for people to 'deep dive' into our finances, has 2 people who expressed interest, also looking for new volunteers with financial/accounting background to get involved. Notice also put in News and Views for volunteers.

Motion to approve the Start of a Financial Review Committee.. Chrissy and Jenn made motion...Dan feels we should table motion until we have names for those in the Committee.

Dan voiced issue for "point of order" that we did not discuss anything about the Financial Review Committee prior to approving the members. Also voiced issue that the election committee is up and running and has done so without the committee being voted on. Feels Finance Review Committee cannot be voted on because we don't have the names of those on the committee.

Bill discussed situation if Sebastian gets people on the committee it can still start prior to formal approval. Dan clarified that the committee can get started without formal motion to approve.

Resolutions to vote on:

All Resolutions on File

- ◆ **Updated resolution regarding corporations and other entitites: Dan motioned to accept...Tony seconded. All in favor**
- ◆ **Alternate Dispute Resolution (ADR) if dispute between LPPOA....Motion to move on ADR resolution by Jenn, seconded by Dan. All in favor.**
- ◆ **Access to records: Motion to approve: MaryEllen, seconded by Dan. No discussion. 10 in Favor, 1 against.**

Vacancies on the Board

Per bylaws, we have the ability to fill vacancies to the board.

Jenn asking for approval to add the following to fill vacancies in Board Membership...Trustees chosen will serve until their successor is installed.

Jeff Star 3 year term for District 1 Rep

Jeff lived in Lake Parsippany for 10 years, worked on fair share and budget planning committees.

Randy Vyskosil 1 year term for District 2- Randy and family here for years, 2 sons. Volunteering at swim meets, swim team, member of the mens club and HUB lakes rep.

- ◆ **Motion to approve both individuals presented by election committee for their associated districts: MaryEllen motioned, Chrissy seconded...all in favor.**

Bill added:

Over the course of the meeting, we rec'd 2 emails regarding nominations. One from Chris Savino stating that he had sent a second certified letter removing himself from his President nomination and changing to VP nomination, also adding Pulkit Desai to the President nomination and removing him from VP nomination. REVISED President and VP nominations are below:

President Nominees (2 year term)

Bill Sempier
Paul Cecala
Pulkit Desai

Vice President Nominees (1 year term)

Tony Suprum
Dharmesh (Danny) Desai
Pulkit Desai
Bill Sempier
Chris Savino

The Second email rec'd during meeting:

Nirav Patel email about position for treasurer was advertised as available and requesting reason why? Jenn clarified that the current treasurer position is not up until 2021.

AD HOC Committee

None needed

ACTION ITEMS

NONE

Discussion: Do we want to get signs as a reminder to mask and maintain social distance...

Tony made a note that this is not a legal requirement, although it is the best to ensure safety to our membership...MaryEllen will look into this and Dan will help her with it.

Tarak Bhat sent letter nominating himself, did not hear it mentioned. Nominated self for financial secretary. His nomination was included in those read by Jenn. Motion to adjourn by Chrissy To, seconded by Tony.

Meeting closed 8:47 PM

Respectfully submitted,
Marilyn Ammirata
Secretary
LPPOA

