

Lake Parsippany Board of Directors Meeting
May 11, 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		EX
Chrissy To, District 1	X	
Mary Ellen Iradi, District 3	X	
Tony Suprum, District 3	X	
Don Phelps	X	
Jenn DeStefano	X	

Approval of the April minutes as electronically submitted. All reviewed, motion to approve by Don, seconded by Tony. All in favor. Approved.

We do have a quorum of the board even though we are missing 2 members.

MEMBERSHIP/SALES REPORT

None received

TREASURER REPORT

Checking/Savings April 30th

Chase - \$279,096.55

Merrill Lynch \$157,878.56

Attorney Escrow 0.00

Total Checking/Savings \$436,975.11

Sebastian reported that Payroll done at the end of the month, Chrissy To will be doing payroll for life guards. Sebastian worked with Chrissy to review payroll processes.

CORRESPONDANCE

Bill received emails asking for copies of invoices and many questions about when they are getting their badges, is it OK to put boat on property without 2020 badges/stickers. Another requesting tax information, sent to attorney.

May 2020 Presidents Report:

The following was presented by Bill Sempier:

Good evening. I hope that all of you are home safe with your families. A special thanks go out to all working in healthcare and other essential services. Also wishing a belated Happy Mother's Day to all the Moms out there.

We know many in our community have been impacted by the Covid 19 in some way or another. The Board has recognized this, and last month moved to extend the late payment date until July 31st.

We will continue to follow state and federal guidelines as we look to the summer, so all we can say is stay tuned.

We are unable to answer questions from the membership tonight, but we encourage you to visit the frequently asked questions page on our website as many answers can be found there. You may also mail in your question/ request to PO BOX 62 Parsippany NJ 07054. All questions and information including the lawsuit, membership, by-laws, voting, clubs, activities and budget can be found there.

We are continuously updating our "Frequently-Asked-Questions" FAQ Page to address additional questions from the membership, so all members have access to the same information.

If you are inquiring about your invoice, please add "Invoice" to the subject line, and your street address in the body of the email.

Sadly, I must report that our long-time member and Ladies Club President Diane Lo passed away. She was a wonderful woman with so much class and a great sense of humor. I always enjoyed our conversations and for sure I will remember her infectious smile.

This past month both Sebastian and I worked with our insurance broker to finalize our 2020 insurance. It amazing how many forms and hours are required each year to take care of this.

I want to thank Brian for taking time to meet with multiple contractors for various projects here at the clubhouse. I also want to thank both Sebastian and Don for helping to clean out the basement after the flood.

I may be repeating myself but the Board spends more than the 2 hours a month at a board meeting taking care of the lake and all its facilities. We could have easily paid for all the clean- up and pump replacement but that could have cost a great deal of unbudgeted money. Moving forward we may move away from volunteers as so many have so much on their plate or have other interests.

PROJECT TRACKING-Not discussed this meeting

BEACH MANAGER REPORT

No opening date at this point due to Quarantine.

List for lifeguards to be presented and reviewed for hire at this meeting.

Beach readiness for inspection: Nothing has been done yet, still waiting for additional guidelines as when we can open the beach.

Bill reported that we are working with lifeguards to get their paperwork to Debbie. We haven't scheduled a date for the beach inspection due to still being quarantined, so once that is lifted we will

schedule that date. I have made a tentative beach calendar for the summer that I have attached (On File). The following is the list of lifeguards to be approved for hire.

Max Price	Jade To
Breanna Migala	Aidan To
Chris Berardo	Kim DeStefano
Caroline Berardo	Samantha Cotugno
Jack Summa	Alicia Mitchell
Evan Bota	Samantha Fornini

Life Guard certification-some have the certification current, however, it must be renewed every 2 years. Life Guards have had their certification expiration date extended by 90 days. We are working with lifeguards to get their paperwork to Debbie. We haven't scheduled a date for the beach inspection due to still being quarantined, so once that is lifted we will schedule that date

CLUB HOUSE MANAGER REPORT

Closed with \$0.00 for the month of April.

MAINTENANCE

Bill replaced one of the Sump pumps in the basement of the clubhouse.

If you are or know a licensed professional in the field of plumbing, electric, and carpentry or if you know of any painters, we would like their contact information.

Brian was tasked with getting estimates from local contractors to replace decking/back stairs and back door. Plumber going to start work next week. Waiting on one more estimate for the decking.

WATER QUALITY

Tony reported: Water quality – Aquatic technologies surveyed the lake on May 4th. Aquatic Technologies observed the growth of curly leaf pondweed throughout the lake. Applied initial application of Sonar to the lake to control the targeted plants.

No report on addling.

NEWS AND VIEWS

Articles due the 25th

Jenn still waiting to hear from the HUBS as to whether there is any activities. She will be looking over information for this next edition. Jenn will also be looking at billing for the advertisers for News and Views as well.

SECURITY

Need security proposal, no action can be started regarding towing until membership badges are out.

Tony had reported that he saw a boat floating (abandoned) in the cove area, not sure who owns it. Don reported that they had added a second Private Property sign to the Alpine Boat Ramp. Rowboat auction on hold until group activities are permitted. A swamped boat was reported by the end of Longport that will be investigated

ACTIVITIES

Open House-waiting to see when we can open and will be 6 weeks after.

WEBSITE

Up and Running, Updates to include additional FAQ.

CLUBS

- **Ladies Club-** No report
- **Men's Club-** No report
- **Fishing Club-** The fishing has been extremely hit and miss. Reports have been, you either catch nothing or have a really good catch rate. This is probably due to the unstable weather we have been experiencing. One of the large trout has been caught. It was the seconded largest trout stocked. It was caught by Bobby Yeager. The trout was 24.5 inches and weighed approximately 6 ¾ pounds.
- **Sailing-**No report
- **Kayak Club-** No report
- **Swim Club-** One applicant for swim coach. Returning from last year. Jenn to get all paperwork in order
- **Book Club-**Meeting virtually
- **Hub Lakes-** Hub Lakes sports will be heavily influenced by the Governor and States guidance. All sports are currently on hold due to Covid-19. The Hub Lakes Board is scheduled to hold a virtual meeting on June 15, after the Governors May 15 lockdown date. Randy will provide update to the board after that meeting.
- **Garden Club-**
- **Welcoming Committee-**Bill will get in touch with Diana

OLD BUSINESS

Waiting for membership letter from Dan.

Sebastian reported that there are multiple questions about EA.

During April's meeting, Dan questioned if our insurance covers any loss of use for facility.

Bill to talk to Debbie to f/u. Tabled for next month.

Bill stated he's been getting a lot of emails that in previous years they were forced to sit down at a computer. This year many are just sending checks in, rather than paying online. The system keeps sending emails out to those who have paid by check. Sebastian suspended all of those emails.

NEW BUSINESS

Chrissy reported seeing a lot of full parking lots, unfortunately we can't do anything about that yet until we get badges out.

After hearing the question will you be able to open additional beaches, we met with an architect and looked at all 3 beach buildings to see what would be required to bring them up to ADA compliance. This would only be phase one of the project, as we would need detailed plans for us to get estimates from contractors etc. The cost for the plans would be \$5,800.00

AD HOC Committee

None needed

ACTION ITEMS

Plans for the Beaches: Sebastian suggested we look at Budget/membership and see exactly where we are before any money is spent on getting beaches ADA compliant. Without the membership information, no decisions can be made.

Life Guard approval for hiring: Chrissy asked age needed for working papers. Basic application is all that is required, paperwork needs to go to McKenzie.

Motion to hire lifeguards presented by beach managers for season 2020 pending receipt of all paperwork. Motion made by Don, seconded by Jenn. All in favor. Motion passed unanimously.

Motion to rehire Racheal Summa as 2020 season swimming coach made by Chrissy To, second by Tony. All in favor. Motion passed unanimously.

Motion to close meeting by Tony, seconded by Don.

Meeting closed at 8:13 PM

Respectfully submitted,

Marilyn Ammirata

Secretary

LPPOA

Membership Meeting May 14, 2020

In Attendance

Brian

Bill

Sebastian

Chrissy

Jenn

Don

Tony

Dan

Discussion about Membership update and the lateness of badge distribution.

Understanding that Dan has his membership committee with jobs assigned, however, all badges have not been sent out yet.

We are NOT, at this point, opening May 31st. Bill will be contacting COLA for additional information.

Dan stated he is only waiting for his first letter to be approved, then everything is ready to be sent out.

Dan voiced comment that we are trying to get him off the board, bill assured Dan that this is not why we are doing this, we just need to keep business running and want to help Dan who is busy with his personal and professional responsibilities.

Dan emailed second letter to the board this evening, and advised that he is stepping away from future editing of these letters, since he and his volunteers spent time creating.

Question: Status with laminating cards for the basic members?

Dan stated that approximately 50% of those have been printed and laminated. Tony stated it took him about 8 hours to do.

Ralph and Erica Boda laminated all of them in a day.

So, at this point, we are looking at another 4 days to get everything done and the letter will be sent to our attorney for approval tomorrow.

At this time, Dan says he did about 600 of our property owner membership, 60% of those

2200 homes/50% of them are in, 50% of them done.

Need to print approximately 40% more.

550 basic tags done and 550 more to go.

All badges ready to go for all paid thru March 27th.

Dan states he can be finished by Monday. In the interim, the team

Bill will follow up with Eileen to see reasonable TAT for the letters.

Committee is waiting for the approved letter to stuff the envelopes.

Dan stated that as of next Saturday, everything will be sent out (thru May 3 payments) and done.

Dan stated he could get all information out by next Saturday if he has the letters back by Tuesday.

Starting May 26th, the first group of badges will go out, the next group will go on June 1st then every week afterwards.

On Tuesday, May 19 Dan needs to check in with us, if he needs help at that time, he needs to let us know. We want to help...