

Lake Parsippany Board of Directors Meeting
November 9, 2020

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

The Annual meeting of the Board of Directors of the Lake Parsippany Property Owners Association was called to order by Pulkit Desai via ZOOM Web based meeting at 730 PM

Directors	Present	Absent
Pulkit Desai, President	X	
Danny Desai, Vice President	X	
Sebastian Ostolaza, Treasurer	X	
Marilyn Ammirata, Recording Secretary	X	
Tarak Bhatt, Financial Secretary	X	
Chrissy To, District 1	X	
Jeff Star, District 1	X	
Rinam Shah, District 1	X	
Randy Vyskosil, District 2	X	
Darshana Kalavadia District 2	X	
Casey Palermo, District 2	X	
Tony Suprum, District 3	X	
Don Phelps, District 3	X	
Rajnikant Patel, District 3	X	
Jenn DeStefano, District 4	X	
John Scrivens, District 4	X	
Deepa Patwa Tailor, District 4	X	

Approval of the October minutes as electronically submitted. All reviewed prior to meeting for review. Randy motioned, John seconded. Approved by all in attendance.

Marilyn reported that she received a message that there are no board meeting minutes on the LPPOA website after July, Sebastian will update.

MEMBERSHIP/SALES REPORT

Tarak provided the following information:

BASIC MEMBERSHIP	959
FULL	389
SENIOR	<u>100</u>
NON-RESIDENT FULL	56
NON RESIDENT-SENIOR	<u>13</u>
Grand Total	1517

**Please note, these numbers are slightly different than was originally reported at board meeting*

TREASURER REPORT

Sebastian provided the following information:

Chase: \$146,246.74

Merrill Lynch: \$157,886.44

Total Checking/Savings: \$304,133.18

Expenses 2020 YTD: \$331,027.26

Aging Summary (representing 597 properties) over 90 days past due: \$257,256.50

President Report

Pulkit reported that the Board is currently working on membership, News and Views, budget published, Board to meet with Eileen Born this Thursday. Pulkit gathering questions (fees/property, membership, senior membership). Membership committee working to figure out what it takes to finalize all of this information.

Shoreline expense item question-Drewes beach repair.

Questions as to why budget has gone up...taxes, expenses, beach repairs etc.

Other questions about budget expense: Recreation v assessment budget-need to speak with Eileen Born to understand what PREDFA allows, after that membership will come up with a plan....

We will be meeting with Eileen this coming Thursday. Some questions have already been sent to Pulkit, who will get them all together for the attorney.

Drewes beach wall needs repair, added to budget and members encouraged to ask questions via CONTACT US on the LPPOA website.

Also questions about why budget has gone up this year, Pulkit explained that some of them are unavoidable which we have to address, including repairs, taxes, insurance, beach manager costs etc.

Also questions about recreational vs. assessment budget, Pulkit replied that we have to speak with attorney and ask many questions in order to accurately address this. Pulkit stated that he will make certain all information we get from the attorney regarding budget, fees etc. will be communicated with membership.

Pulkit reported that there are many people who want to volunteer for committees, both old and new committees. They will be contacted by Board Members chairing the committees.

CORRESPONDANCE

Chris Berado thank you letter for scholarship. Currently a Jr. at Seton Hall Prep studying business and marketing. Also sent letter of thanks to Lisa Butler thru Pulkit who will be getting it to Lisa.

Thank you to Bill for his follow up on some property damage that occurred months ago ...

Tony rec'd email from new resident, contacted Tony thru fishing club email, had questions about fishing club, met with Tony and answered these questions.

Marilyn reported that she reached out to Pulkit regarding repair of area where damage was caused by a vehicle who went into the water on Alpine, Pulkit has the PD report, will get estimate for repair and then send to insurance. Pulkit will reach out to Bill and follow up.

BEACH MANAGER REPORT

No report

CLUB HOUSE MANAGER REPORT

Closed with \$0.00 for the month of October

MAINTENANCE

Ed Dorflinger resigned. Thank you Ed for the years you helped us!

Contractor brought to clubhouse to give estimate to replace some floor boards. Recommended we use dehumidifiers. Two more contractors will be brought in this week.

There are 2 volunteers who are willing to do basic maintenance. Also the contractors used for floor boards may be able to be hired for general maintenance.

Randy suggested putting a comment in News and Views...

WATER QUALITY (All water test reports on file)

Water not currently being treated, however Tony advised the board that Aquatic technologies (the company we use for water treatment/testing) is changing their name to LMS-Lake Management Sciences. Tony stated this will not affect our contract, he looked at the new contract (with new name) and nothing has changed.

NEWS AND VIEWS

Two new people have stepped up, Neha Shah and Mitesh Patel started with the November News Letter. This was a bit later than normal, but attributed to the newness of the staff.

Melanie and Diana also reviewed possible new format, everything looks good. Sebastian stated that the new format looks very good.

SECURITY

John Scrivens reached out to Brian, will help with getting signs up.

Don reminded everyone again that boats will need to be off of the property by the 15th. John and Don will do a walk around.

Brian has all signs, has not yet had any time to put them up with the exception of the one sign at the boathouse.

Randy also volunteered to help out.

Sebastian scheduled emails to go out on Friday reminding everyone.

WEBSITE**ACTIVITIES**

Nothing reported. Hoping to start new clubs/activities soon.

CLUBS

-) **Ladies Club-** No report received.
-) **Men's Club-** No report received.
-) **Fishing Club-**Nothing to report. Nothing really coming until early 2021. Stocking plan for 2021 will start in late February 2021.
-) **Sailing-** Off Season
-) **Kayak Club-**Off Season
-) **Swim Club-** Off season
-) **Book Club-**No report
-) **Hub Lakes-**Randy will be attending the annual rules meeting will be held on November 11th at Rockridge.

Committee Updates**Member Survey update.**

Pulkit commented that we are all volunteers on the board, and sees how much work it really is. Asked the community for help. Stated that this is the first meeting since many of the new members are onboard. Asking for volunteers to help! The more hands, the easier the job!

OLD BUSINESS

-) **Property Survey completion status** (Marilyn reported for *Bill Sempier*)
The survey is nearing completion. They are looking to be completed by the end of the month. The team is installing the iron property marker stakes in areas where there were none. The final maps will show all property encroachments as well as the distance from the end of a property to the water's edge.
-) **Follow up-Trash cans** question to township about filling of cracks on the dike and repaving the main dam)
-) **Tree work** I am happy to report that the tree work has begun. The contractor has started with the tree in the lake behind a private home and will move on from there until all storm damage work is completed.
-) Bulkhead repair at Alpine Bill has offered to lead this repair, materials cost approx. \$300.00. Once we get the estimate and send to insurance company, we can probably then pay for the repair by Bill.
Survey Status –Info sent to Pulkit, wants surveys to reach out to people who have yet paid. Valay Desai to reach out to Jeff to assist with questions for survey that do address this.
-) **Water Heater Inspection:** Sebastian reported: Two inspections done, fire inspector came, all good.

-) **Santa Parade**-RSVP date is December 3. See News and Views for all details, Breakfast cancelled due to corona virus, but will have a Santa parade. There is no cost, however please bring an unwrapped gift.
-) Lake Front Property for sale with Dock on our property

Bill's report also included: At the request of the President:

Assisted with township request regarding a rope hanging from a tree near Hoffman beach. Bill removed the rope.

Offered suggestions on how to take care of several holes in the property.

Provided information regarding a letter received from the State DEP.

Provided procedures on what to do when a request for property closing emails were received.

Tony added that there was a tree that fell into the lake, which was removed.

Sebastian also reported that the landscaper filled in all the holes and seeded.

Membership Survey: Jeff sent much info to Pulkit. Many people reached out to help. Pulkit asked that we survey people who have not yet paid, and asked Jeff to reach out to them, working with District Reps to find out why, exactly they have not paid. Jeff asked for suggestions on questions, Jeff will work with Valay Desai to form questions. Tony asked if this interfered with anything Dolan and Dolan are doing, Pulkit will ensure that it will now.

NEW BUSINESS

Thanking the legacy board and the additional new board members are engaged and will be bringing additional ideas and recommendations as well.

News and Views update (mentioned previously). Pulkit asking that we vote that they can be content coordinator for News and Views, Marilyn suggested we add to the motion section later in the meeting.

Voting on By-Laws (Need to talk to Eileen for better understanding) Looking to vote on this next month. Randy suggested a separate work session to discuss prior to the vote.

Lake Safety-Speed signs. Mayor said to get in touch with him, requested sites where they can be placed. Will show us examples of what can be painted on the road. Pulkit to discuss with town. We will possibly need to wait for spring depending on weather, but will follow up. Pulkit told Casey he'd keep her in the loop and asked her help. Danny also requested that members walking around the lake wear something bright, like a reflective vest and be safe.

Facebook Update

Jenn provided the following update:

We now have the new LPPOA FB Page up and running. The page name is:

Lake Parsippany – LPPOA. Asked Sebastian to put a link to the FB page on our website. During a work session current board members discussed moving forward with a positive and informative all new FB page. The LPPOA Board Candidates Forum page was deleted back in the middle of September. It was discussed that the LPPOA Reform page should be shut down as well. Tarak requested that he wanted to wait until he announced that there was a new page for the people that were not aware of the new one. He said once he does that he would delete the page.

Tarak reported that the reform page has been renamed to Lake Parsippany 2021, and all other information on the REFORM LPPOA page has been removed. Casey requested that all information that was on the old reform page be removed as well. Jeff voiced concern that the page was not removed, renaming is not acceptable. Pulkit asked that all members of the REFORM LPPOA page move to the new Lake Parsippany-LPPOA page and Tarak will take care to remove it, asked for a week to follow up with this.

Pulkit asked who Carlee O'Connor is, she also has a page (Lake Parsippany Candidate Exposed) that is considered antagonistic, and not helping LPPOA. Pulkit asked if anyone on the board knows her and ask that she take the page down as well. Casey stated that a page associated with a board member should be removed. Marilyn replied that the board does not manage the other page, and if anyone knows who Carlee is, ask that she remove it.

Tarak also stated that he felt other board members had a problem with the REFORM page (with the name) and felt that renaming it was acceptable, however he will shut down the page. Any board member who knows Carlee O'Connor will ask she remove her page as well.

What is the status of that page?

2021 Budget- posted in News and Views, will be voted on in December.

Sebastian suggested we wait until we have members interested. Marilyn suggested that we do vote now for committees since we do have a few volunteers for each. Deepa also suggested that we do vote now for committee creation, as previously suggested. Randy suggested that we do vote on members of the committee ensuring that they are truly members.

Committees:

-) **Communications Committee (NEW)** Deepa Patwa, Jenn DeStefano, Valay Desai, Chrissy To
-) **Membership committee** Tarak Bhatt, Jenn DeStefano, Chrissy To
-) **ByLaws Committee (NEW)** Sebastian Ostolaza, Jeff Star, Marilyn Ammirata, Bill Sempier (via email), Danny Desai
-) **Welcome Committee (Community Relations)** All District Reps
-) **Lake Maintenance and Vitality Committee (NEW)** Tony Suprum, Rinam Shah, Mike Fabricante, Bill Sempier (added via email request)
-) **Events Committee (NEW)** Don Phelps, Darshana Kalevida, Casey Palermo, Jenn DeStefano
-) **Grants Committee (NEW)** Pulkit Desai, Pulkit also has a name of a member who is interested
-) **Strategic Planning Committee (NEW)** Paul Cecala, Jeff Star, John Scrivens, Bill Sempier
-) **Collection Committee-After discussion with the board, this committee is put ON HOLD FOR NOW until we speak with attorney**

****Note, although not listed, the LPPOA BOD President is considered part of every committee.***

Tarak asked, as a committee chair, can the chair add anyone to the committee that he wants? Yes, you can preset any member that you want, but it has to be voted on by the board. Anyone can add a member to a committee for board approval/vote. As a chair, do we have the right to decline a volunteer? Answer is NO, it would be a board decision. Suggested we run this by the attorney. Pulkit did remind everyone, that if someone is qualified with history, skills etc. that will benefit of be of help to the LPPOA, it certainly shouldn't be turned away.

Jenn added that she sent a PM to Carlee O'Connor requesting she remove the FB Page entitled Candidates exposed.

Q&A

Marilyn reviewing the chat box

-) A few budget questions asking for details of membership fees and is the price/property and is there a senior membership fee. Sebastian replied that we need to discuss this at another work session, we have the budget put together and we now have to work on coming up with a specific fee to meet the budget. Hopefully it will be published in the next News and Views.
-) Another question: are we separating main budget for maintenance only and for activities only where other members will be utilizing? Sebastian stated this has to be discussed with our attorney, according to PREDFA we can only have one budget, addressing all fees. Pulkit stated that this will be confirmed with the attorney. The goal is to understand our limitations and what flexibilities we do have.
-) Why is there a \$35K line item in the budget for shoreline expense? What is included? Although Pulkit did talk about this earlier, he explained that he has had members reach out and ask for details. Drewes beach closed right now, there is an actual wall that separates the water from the beach, this 'retaining' wall that holds the sand/dirt away from the water is failing and needs to be reinforced. If we don't do a true fix now, it will come back again. Members are asking if we can wait one more year, but Pulkit is not sure at this time, further discussion and investigation with engineers are needed. There are other line items (like the environmental survey) that may also be deferred this year.
-) Other line items, specifically unexpected costs, where do we get the money from? Sebastian explained that we always add 'CAPITAL PROJECTS' to a budget for unexpected costs. This year we were able to put some money aside, and we can occasionally move monies around. Sebastian stated because we've had limited funds for quite a while and have had to put things off for years, there are many projects that really need attention.
-) How is the budget created? Sebastian stated we always look at what we've done, spent in the past, looking at fixed costs, etc.
-) P.Ellis commented that we can separate line items, without doing a second budget. Pulkit responded that we would have a better answer after we speak to attorney.
-) Legal budget-do we still need it so high? Sebastian stated that we utilize the attorney all the time, what happens if we have more suits, more legal issues, we will look at lowering budget for next year if we don't use it, we can lower budget next years. Pulkit stated it is lower than last years, laws do change and we always need legal counsel.
-) Our insurance expenses, for all members but full members? We cannot separate by 2 types, all properties have to be treated the same. The insurance estimates how many people will be using our property, previously it was based on the number of memberships who will be using the property. Last year it was based on 400+ memberships, this year it will be 2200 memberships. The insurance will be much higher because of this, but we are looking for new insurance company to try and reduce the cost.
-) Maintenance and Water care? Unsure of question... John felt he was referencing P. Ellis' comment.

-) How much money is spent on law suits and answering notes written on checks. Previously answered by Sebastian. There are no more suits, but a complaint was filed and we still need an attorney. There are still members who do not pay etc. We feel the budget item is fair.
-) Insurance: Can we stick to only beach access members? Pulkit stated insurance is part of membership and we will have more information on it further once we speak with our attorney.
-) Can we have a legal representation field from members? Yes, if you have questions please send to Pulkit, he can refer to our attorney if it is related to lake operation, send to us.
-) Clarification on maintenance, not water, yes.
-) Hoping to get clarification...member cannot be turned away if they want to join a committee? We need volunteers, if they are experienced, can help LPPOA, they will not be turned away. Pulkit gave an example, the past LPPOA president is willing to help and we are taking his help.

Randy clarified that we do require all committee members to be *in good standing* to be on a committee. Tarak voiced concern that he feels that members should not be on all committees.

Judy mentioned that the CH was closed due to the virus, but if members would like to use it, there can be arrangements made and the volume must be < 20 occupants. John reminded everyone that we have to keep track of the current laws/requirements. We also have to ensure that someone in the CH to do the COVID cleaning. At present there is only 2 or 3 clubs using the clubhouse.

No other questions. Marilyn suggested any more questions should go to the CONTACT US link on the website.

What are we going to do about the News and Views if someone doesn't have a computer? There is a possibility to print locally and possibly putting them in the library? John stated he can print up some, Marilyn liked the idea of printing them and putting them on lake property. We will need to look at this further.

Tarak asked Sebastian if we can create an email for specific board members that can be open to the public. Sebastian stated we should talk about this at a later meeting.

MOTION:

- ❖ **Pulkit motion to have Neha Shah and M. Patel as the graphic designers for News and Views. Deepa seconded. All in favor. Motion passed unanimously.**
- ❖ **Pulkit motioned to approve the creation of the following committees:**
 1. **Events Committee**
 2. **Communications Committee**
 3. **By-Laws Committee**
 4. **Lake Maintenance and Restoration**
 5. **Grants Committee**
 6. **Strategic Planning committee**
-) **Welcome Committee (Although not a NEW committee, however no real activity has taken place with this committee, which will now be managed by ALL District Reps)**
Danny seconded motion. All in favor. Motion passed unanimously.

AD HOC Committee

NONE

ACTION ITEMS

NONE

Motion to adjourn meeting made by Randy and seconded by John Meeting closed at 9:15 PM

Respectfully submitted,

Marilyn Ammirata

Recording Secretary

LPPOA