

Lake Parsippany Board of Directors Meeting
Board Meeting
October 12, 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 Bill Sempier via ZOOM Web based meeting at 7:30 PM

Directors	Present	Absent
Bill Sempier, President	X	
Sebastian Ostolaza, Treasurer	X	
Marilyn Ammirata, Recording Secretary	X	
Brian Kavinski, District 1	X	
Chrissy To, District 1	X	
Jeff Star District 1	X	
Randy Vyskosil District 2	X	
Darshana Kalavadia District 2	X	
Mary Ellen Iradi, District 3	X	
Tony Suprum, District 3	X	
Don Phelps, District 3	X	
Jenn DeStefano, District 4	X	
John Scrivens, District 4	X	

Approval of the September minutes as electronically submitted. Jenn motioned, Tony seconded. All approved.

MEMBERSHIP/SALES REPORT-No change since September report

Sebastian provided the following information:

BASIC MEMBERSHIP	958	
FULL	384	
SENIOR	99	<i>Total 1441 Homeowners in the original purchase tract</i>
NON-RESIDENT FULL	56	
NON RESIDENT-SENIOR	13	
Grand Total	1510	

TREASURER REPORT

Sebastian reported the following:

Chase	\$154,757.00
Merrill Lynch	\$157,885.00
Total	\$312,642.00

Additionally \$6880.71 in fees from collections.

CORRESPONDANCE

Randy read a letter to LPPOA from an LPPOA member wishing new trustees and district representative's luck in their new roles, also thanking those who will no longer be serving on the board for their years of service to the community. Complimented the positive attitudes current board has considering the behavior of many members these past few months. Also stated many new elected members will now see how much work has always been done. Specific thanks to Bill for his contributions to the health and well-being of the lake.

Bill also received emails from property owners who report trees down in some private property, will be taken care of sometime this fall.

Additionally Bill responded to multiple property closing requests and payment status.

Questions about recent action in Trenton and impact to LPPOA people asking for refunds.

Answer: Despite the recent press release by our legislators, the law they proposed was rejected by the Governor, and the law now in effect is the Governor's own language from his conditional veto. This law has no impact on the court's decision in LPPOA. The new law states that associations who were voluntary can rely solely on the 2017 amendments to PREDFDA to make mandatory assessments. However, it recognizes that associations who have another basis at law to become mandatory may continue to do so. LPPOA argued and won its case on the behalf of the easement in all deeds, and put its mandatory assessment in place before the 2017 amendments to PREDFDA." There are no refunds.

President Report

Welcome to the October Meeting. As most of you know this will be my last time I address you as your President. I will say a few words at the end of the meeting but first I want to start as I always have, thanking those who helped out over the last month.

The benches are in and it appears very well received. With the help of Brain Kavinski, Randy Vyscosil, Andy Steinberg, Joe Orme, Mike Aduato, Mike Crystal, Don Phelps, and Bob Bailey (and some of his paid crew) we all worked to install all 12 benches. Thanks to the location selection team comprised of Diana Giradelli and Melanie and Mike Aduato for mapping out where they wanted them placed. The benches were assembled in early August in the clubhouse by Sebastian Ostolaza and Bill.

Thanks to the army of volunteers including several new board members assisting to get the docks out for the season.

First I want to start with announcing of the resignation of Don Mickalowski our graphic designer that has worked on the news and views for the past 4-5 years. Don will be relocating to North Carolina.

I have also accepted the resignation of both Ed Dorflinger our part time maintenance person and Judy Krakowski our clubhouse manager. Both will be enjoying time with family. Ed will be spending more time in Nevada and Judy on the beach in Florida. Ed's time will officially be done the end of October.

Judy will assist with the clubhouse transition but will officially end her time at the end of the year.

I am working on finishing up the property survey and am hopeful this will be completed in the coming weeks.

I, along with the incoming board members, met with the architect while he did his visual review for the plans he will be providing soon for the beaches.

I sent a letter to the township asking for an update on what their intentions are with the trash cans we have been promised for nearly two years now. So far, no responses received. The letter also included questions regarding the filling of cracks on the dike and repaving of the main dam. The cracks have been filed but it appears that only patching was done on the dam. I sent a follow up letter, which has not yet been responded to, however this should be followed up with as they are required to maintain the improvements as stated in the S8/S9 agreements. It was also verbally promised to us by the township engineer.

The bylaws are being updated by our attorney to keep us complaint with changes to the law. These can be voted on by the board at any board meeting. Internal changes can only be done at the October board meetings.

Bill mailed a letter to have a dock removed from the property at 15 Malaga Court prior to the sale of the property.

Congratulations to our two scholarship winners Christopher Berardo and Bhavya Patel. We wish them both well in their future. Special note of Thanks to Lisa Butler for her generous donation to the scholarship fund.

I obtained pricing for safety beach equipment and am awaiting pricing for swim team dock replacement parts/ repairs.

I also sent the revised insurance information to treasurer.

At the request of the incoming president, I began work revising the procedure manual that I had started several years ago. It was a collaborative effort that needs some additional clean up. My intention is to have it completed by 11/1. I have sent the incoming president copies of:

- The bylaws
- Rules and regulations.
- S8/S9 agreements
- All township easement agreements
- Dredging Feasibility Study
- Sediment sampling Report
- Comprehensive Restoration Plan
- A month by month import and items list
- Roles and responsibilities for the board members, still not completed.

I took the incoming board members on a tour of the lake and discussed how the lake works and showed them many of the issues we will need to address repair and or upgrade so they will be totally up to date and fully aware of what needs to be done.

BEACH MANAGER REPORT

No report. Beach is closed for the season.

CLUB HOUSE MANAGER REPORT

No report. Closed with \$0.00 for the month of September

MAINTENANCE

Bill read the report from Ed. Facility and all 3 beaches have been winterized. Fire extinguishers need to be service and certified by Firefighters equipment in Denville...Method of payment needs to be discussed. Water Dept. was notified, but has not yet been shut off to the beach facilities.

Tree work and storm cleanup will start towards the middle of November.

IPC to do yearly cleaning and inspection of exhaust in clubhouse kitchen.

Suggest dumpster be monitored at least weekly to ensure it is being emptied as per our agreement.

Pick up day is every Tuesday.

Ed noted in his report that it has been a pleasure being a part time employee of LPPOA as well as a member for many years.

Bill also reported that Lake weir plates down for the winter. No other lowering is required per township or state. The only lowering required is on odd ending years for inspections.

Bill reported he received correspondence from the DEP regarding work on Dike 1. The project needs to be closed out by November 20th, Bill reached out to the township and advised them of the deadline.

Bill repaired the sump pump at the clubhouse and will repair the storage box at Hoffman Beach.

WATER QUALITY (All water test reports on file)

No further water testing till the spring. Tony keeping an eye on any algae growth, but hasn't noticed anything at this time.

NEWS AND VIEWS

Bill had previously announced the resignation of graphic designer, Don Mickalowski, effective this month.

Melanie sent out that if anything to be added should be rec'd by October 20th. She also made note that they are looking for someone to work on news and views for the November issue.

SECURITY

Security – Don provided the reminder, boats need to be off property by November 15. That includes property behind peoples' homes.

ACTIVITIES

Right now, waiting on results of the survey, there are no hard end dates. Don reports that they are getting good feedback and aiming for November to have a formal committee created. There are about 220 surveys received, out of approximately 2200 homes. There is no hard end date for the survey to be completed at this time.

Mary Ellen discussed the issue with the annual SANTA breakfast with the Covid concerns. MaryEllen questioned if she should pursue this with the current COVID concerns. MaryEllen will investigate options and report back at the November meeting. Discussion about the potential for a mini Santa parade? MaryEllen asked if we thought she should continue investigating options for this, considering all that has been missed out, we would love to do whatever we can to get this for the children. We are not having the Santa Breakfast this year. It was felt that if we can get a contact less experience, sort of a meet and greet experience, we should consider it.

Lauren Arrowsmith has ideas about having a restricted adult holiday party. With the limit in number of people who can be in the clubhouse, this wouldn't be workable this year. Because we need to limit occupancy at the CH to approximately 20 people, this wouldn't really be a viable option.

Also asked if we were decorating the CH this year. John suggested outside decorations, Tony suggested having a tree in front of the window.

WEBSITE

Nothing to report on, no changes. The only comment made was that Sebastian had to finish the inspection of the hot water heater, but has been unable to schedule an appointment at this time.

CLUBS

- **Ladies Club-** Successful meatball sandwich sale this past Saturday, sold out in about 20 minutes.
- **Men's Club-on hiatus right now.**
- **Fishing Club** - Tony presented the following report: September 19th the fishing club held its 3rd bass contest of the year. We had 7 anglers fishing. This event could have been called, the Corforte family reunion. We had the winners of the last 2 contests, Joe and Alexa Corforte and Henry and Jennifer Corforte. We also had Tim fish the contest. This was his first bass contest and I hope it was the first of many more. Larry and Tony won the contest and Larry caught the largest bass of the day, 4.15 lbs. This was Larry's personal best bass, Thank you to everyone that has support the fishing club. It is greatly appreciated.

October 10th was the final fishing club event for 2020. The date was changed from 10/17 to 10/10. At the September bass contest Melanie and I talked about the lady's club selling meatball sandwiches at the October event. So, Melanie spoke with the ladies' club and BAM, code name LADYFISH went into full swing. The October fishing club event is for the single biggest Bass of the day and the single largest fish of the day. We had 8 anglers come to the event. We had Tim Brennan, his dad and grandfather fishing the contest. We had Denise fishing his first fishing club event, we had the return of Kevin and his friend Jason, Kevin couldn't fish much after mid-August last year as he and his wife had the first child and last but not least, the old standard of Larry Galante and I. Denise won the largest fish with an 11 pound channel catfish. That was the first catfish Denise ever caught, congratulations Denise. The Brennen posse caught the largest bass for the day. It was 4.8 pounds, congratulations to the Brennen posse.

A special thank you goes out to the ladies' club and their meatball sandwiches. Lots of people came out for the sandwiches. They were sold out in 45 minutes. Thank you for making a good day great. The fishing club and the ladies club are in negotiations to sell the meatball sandwiches at the fishing club events in 2021.

- **Sailing-** No report...Done for the season
- **Kayak Club-** Kayak Club - Last August paddle was cancelled due to weather. Club members paddled over to the Stienburg Wedding send off. Done for the season.
- **Swim Club-** Not meeting this year because of COVID.
- **Book Club-**now meeting in person

- **Hub Lakes**-Randy reported. Table tennis second place, softball lost in the semifinals, horseshoes made semifinals for the first time, but sadly lost. Randy will attend RULES COMMITTEE meeting on November 11.

Committee Updates

None

OLD BUSINESS

Mary Ellen asked if there was any update on the damage to the bulkheads at Alpine. Bill said he was unable to get the contractor to come by for an estimate as the job is too small, stated that we could do the work ourselves.

Bill thanked the election committee for their hard work. All their efforts were greatly appreciated.

NEW BUSINESS

Jenn would like to get a social media/FB page for LPPOA...this will be a page for all membership, it will be used to help in communication with the community. Jenn willing to put it all together with help of the district reps.

Tony rec'd lots of comments from anglers, concern that the fish stock in the lake is dwindling. Tony mentioned that a fish survey may be the best way to get information and see what has to be done.

Darshana reported that she spoke to a member, Chrystal Immediato, who wants to join/volunteer with the event committee, but cannot meet due to the restrictions of COVID.

Jeff spoke about the surveys and will share findings with the new board members as well.

2021 Budget and fees will be formally presented to membership at the November meeting, with Board vote in December.

Bill made the following closing comment:

I want to thank the board, the staff and the members that have supported me, advised me, guided me and assisted me over the years. I can't thank you individually as we would be here a long time. I do want to recognize and thank outgoing board members Mary Ellen Iradi and Brian Kavinski for their service to the community. Your knowledge and commitment will be missed for sure.

I am grateful for my time serving as a board member. I took the position very seriously and it was an honor to do so. I served with honesty and integrity. I had no personal agenda and there was no hiding my love for the lake and this community

I learned that:

Respect is Earned, Honesty is Appreciated, Trust is Gained and Loyalty Returned

The season changes so it is with the board like many of you I am hopeful that, for the first time ever, with a full board that good things will come as a result. To the members please always remember it is your lake, your community. I can only suggest and encourage you to get involved, AND ASK questions, never assume the question has already been asked.

In closing I wish you, the new board members all the best. Hopefully we will be able to see each other at the beach next summer.

Thank you, good night and God bless.

MOTIONS**NONE****AD HOC Committee****NONE****ACTION ITEMS**

NONE

Swearing in of new board members.

Sebastian started the process to swear in the new board members. Since this is the first time we are doing this, thru ZOOM it's only proper to sit the new board. The following questions were asked of the new board members:

1. You confirm that you read the LPPOA bylaws
2. You confirm that you will be acting in good faith for the LPPOA and all its members
3. You acknowledge the fiduciary duties of being on the board of the LPPOA

Sebastian asked the new board members to respond to these 3 questions.

- Pulkit Desai-Confirmed, affirm and acknowledge the fiduciary responsibilities for the LPPOA. He affirmed that he will execute his duties in good faith and that he has read the bylaws.

The following board members also confirmed that they (1) Read the bylaws (2) Acknowledge their fiduciary duties and confirmed that they (3) will act in good faith for the LPPOA and its members.

- Danny Desai responded YES
- Tarak Bhatt responded YES
- Rinam Shah responded YES
- Casey Palermo responded that she has read the bylaws, will act in good faith and is aware of her fiduciary duties as a board member
- Rajnikant Patel responded YES
- Deepa Patwa Tailor responded YES

Sebastian welcomed these new board members to the LPPOA Board of Directors and thanked them for the work they will be doing for the association.

Each new member was given an opportunity to speak. Welcome to new Board Members:

- Pulkit Desai-President
- Darmesh Desai-VP
- Tarak Bhatt-Financial Secretary
- Rinam Shah-District 1 Rep
- Casey Palermo-District 2 Rep
- Rajnikant Patel-District 3 Rep
- Deepa Patwa Tailor-District 4 Rep

Pulkit Desai thanked Sebastian and Bill for giving him a tour of the clubhouse and lake as he got to learn much.

Pulkit announced that the Budget meetings are set up and we will be having 1 working session a month for the next few months so that everyone can get used to working together to address the work we have in front of us. He will be looking to start more committees and will be looking for volunteers, an email about that to come out shortly. Addressed Jenn's idea for a LPPOA FB page, anxious to see survey results. On the News and Views front, Pulkit put out a feeler to the members for volunteers to help with

this. Already started working on is to get speed signs around the lake in strategic spots. Will be reaching out to a lot of the board members over the next few weeks to get additional information. Danny Desai added a thanks for giving him the opportunity to serve and voiced appreciation to all Bill and the other outgoing board members did. Asking we all work together and move forward. Appreciates support and cooperation.

Tarak Bhatt thanked Bill and Sebastian for all the information he shared on the tour as well as a basic overview of how the lake works. Tarak reported that he has reached out to the previous financial Secretary, Dan Nazzaro, and has had a couple of good conversations with him. He will work on it along with the membership committee and their ideas to get the community together. Also thanked Bill for his service to the LPPOA.

Rinam Shah wanted to share with the board that she set up a meeting with the Mayor and the town engineer in regards to the maintenance of the lake, as an introduction as new board members. The meeting was set up for this Wednesday. Sebastian asked if the new member's rec'd copies of the S8/S9 agreement. Jenn asked if this meeting was going to include any of the current board members and Pulkit said he would confirm with the Mayor to see how many he wants to accommodate. Pulkit to notify the board this evening. John suggested a member from each District however Rinam had said that this was just an introductory meeting and she was unsure of how many people can be accommodated since the meeting is in 2 days. Tony requested that if there was a meeting with the mayor, can he be notified. Sebastian stated that Tony should also be involved. Marilyn requested a clear delineation of the current board members plans. A request was made of Rinam to send out an email to the board to let us know what is going on.

Rajnikant stated that he organized the meeting with the Mayor and because of the COVID concerns, there is a limit of 4. Casey asked who the 4 were to be invited, Rajnikant said he was leaving it up to Rinam Shah.

Pulkit said the meeting confirmation just happened today. And invited Tony to the meeting if he could attend. Tarak added that Tony should be involved/invited since he is involved with the water treatment.

Rajnikant Patel added a thank you to Bill and the current board, he has lived here for 35 years and wants to work together to ensure everyone's success.

Casey Palermo stated she is looking forward to working with everyone. Deepa also thanked all of the outgoing board members and looking forward to working with the new board as well as the D4 representatives to maintain a single lake community.

No last minute comments.

Marilyn requested Pulkit motion to adjourn meeting. Motion to adjourn meeting by Jeff Starr seconded by Tony. Meeting adjourned by Pulkit Desai at 830PM

Respectfully submitted,
Marilyn Ammirata
Recording Secretary
LPPOA

Sent to and comments rec'd by

Deepa

Danny

Pulkit

Jenn

Bill

Chrissy

Casey

Don

Tarak

Tony

Randy

Mary Ellen

Jeff

No response yet:

Riman

Rajnikant

John