

Lake Parsippany Board of Directors Meeting  
ANNUAL MEETING  
September 13, 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 9 AM

Directors	Present	Absent
Bill Sempier, President	X	
Marilyn Ammirata, Secretary	X	
Sebastian Ostolaza, Treasurer	X	
Brian Kavinski, District 1- <i>leaving</i>	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 August minutes as electronically submitted. All reviewed, motion to approve. Approved by all in attendance.

#### **MEMBERSHIP/SALES 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	
<u>NON RESIDENT-SENIOR</u>	<u>13</u>	
<b>Grand Total</b>	<b>1510</b>	

#### **TREASURER REPORT**

<b>Chase</b>	Beginning Balance	\$242,254.00	Merrill Lynch \$157,882.00
	+ Deposits	\$18,111.00	
	-Checks paid	\$36,663.00	
	Withdrawals	<u>\$24,550.00</u>	
	<b>Ending Balance</b>	<b>\$199,113.00</b>	

## **President Report**

Good Morning

Bill opened his talk expressing thanks to everyone...

- The managers and guards for a great season and also a big thanks to the members for their patience and understanding thru-out this difficult year.
- Special thanks to all the parents that let me play pirate with their kids at the beach. Maybe next year we will find that treasure.
- The financial review team
- Thanks to our water quality team, aquatic tech and GSL for keeping our water clean and safe for all to enjoy. I had many members compliment the condition of the lake this year. The combination of the heat and rain added to the difficulty but the teams' knowledge and dedication was clearly evident!

REMEMBER TODAY IS ELECTION DAY! Please GO VOTE~

We will be hearing the financial review committee report.

## **CORRESPONDANCE**

Bill reported that e-mails decreased considerably with the exception of those who had questions about the elections, these were forwarded to the committee for response.

Bill added: Despite what you may have been told, not every email goes to the attorney for answers. Only those that have words like I spoke with my attorney or I read PREDFA and you are not complaint. We simply will not get in a conversation or debate about the law. No word has been received yet regarding the complaint filed by the LPVRG, and it appears that no further action is being taken at this time from a member regarding his right to run for a board position.

## **BEACH MANAGER REPORT**

Bill reported for McKenzie Price: Thank you everyone for a great summer! This summer was very different from other summers, no dock, no slide, no swim lessons, no family fun night, and no lunch on the beach, and no adult nights (cocktails on the beach). Thank you to our amazing lifeguard staff! We hope everyone has a good school year and we can't wait to show you what a real summer is all about at Lake Parsippany! Lastly thank you to Mike Crystal for cutting down some low branches on the beach and Bill Sempier for taking out the circulator!

## **CLUB HOUSE MANAGER REPORT**

Closed with \$0.00 for the month of August

## **MAINTENANCE**

Bill reported that there were tree removal/damage estimate received, the most reasonable was from Sky Toppers for 5k for all clean-up work. Was unable to get estimate from our preferred vendor, Morris County Forestry. We do have that specific line item in the budget for \$5K

Waiting to receive fence estimates for Johnson beach.

Twelve benches will start going on this week. Sorry for the delays.

Ed continues to do odd jobs around as needed.

### **WATER QUALITY (All water test reports on file)**

Tony reported the following: Water testing at the beaches has concluded for the 2020 beach season. All tests passed with flying colors. It was a difficult year to control the algae due to the excessive heat, but, as usual, the LPPOA water quality team along with Aquatic Technologies stayed very vigilant with keeping the water safe for all the members to enjoy.

### **NEWS AND VIEWS**

Articles due by the 20<sup>TH</sup>. Jenn sent out advertisement ads notices and only received one back. At present, we only have one ad to use. Are there other options for use of that space if we don't get any further advertisements? Perhaps using for social announcement events for our members.

### **SECURITY**

Brian gave security update, nothing much to report on. Yesterday removed person from fishing from swim lanes. Will be looking at all locks on the gates since one was easily broken into near the swim lane. Tony added that he saw 4 young girls out and swimming in that area, which is dangerous as people fish around there for safety reasons as there may be hooks there which can cause injury. Randy reinforced the safety concerns for swimmers if people continue to fish in that area. There are many lost hooks in those areas which pose a danger for swimmers.

### **ACTIVITIES**

Don had mentioned there were a couple of questions in the member survey that asked for event ideas. We will follow up on potential ideas requested in the survey that Jeff is working on. Don also questioned if there are any funds in the budget to provide for startup for new activities? Or is there another way to get funds for new activity startups?

### **WEBSITE**

Sebastian reported that there have been many updates to the website all related to the election.

### **CLUBS**

- **Ladies Club**- No report
- **Men's Club**- No report
- **Fishing Club**- Tony reported the following: August 17th the fishing club had their second fishing contest of the year. It was a bass contest. We had a good turnout. 9 anglers signed up for the contest. The winners of the contest once again are the father and daughter team of Joe and Alexa. They had a great day of catching fish and a great day being in the outdoors. The weight of their 5 fish bag was 16 lbs. 2 oz. That weight is pretty impressive since the average to win a bass contest is 13.8 pounds. They also had the single largest bass and it weighed 4.3 lbs. So yes, once again they took both prizes, congratulations. We have not seen Alexa fishing tournaments the last year or two, but I think I see what is going on here. Joe, her dad, probably had her practicing at another lake so no one could see how good she was getting at bass fishing. So, Joe very nonchalantly brings Alexa with him and bam she lays the hammer down on everyone in the

contest. Great job by Alexa! There were pretty impressive 5 bag limits, it was 14.11 lbs. belonging to Tony and Larry Galante. Overall, it was a great day to be in the outdoors. This contest was another example of being outdoors and having fun with family and friends. We had 2 father and son teams and one father and daughter team. There are not many sports where you see great teams like that.

The next contest is a bass contest on September 19th. The time for this contest is 6:30 am to 3:30 pm. If you plan on fishing the contest, please let the fishing club know as soon as possible. The email address for the fishing club is on the LPPOA website.

- **Sailing-** No report
- **Kayak Club-** Don reported the following: At the event in August fifteen boats were out on the lake and enjoying the sunset. Thursday's paddle event was canceled due to the weather. On Monday, we are meeting at 5pm, September 14, to give Andy's daughter a sendoff.
- **Swim Club-** Not meeting this year because of COVID.
- **Book Club-** now meeting in person
- **Hub Lakes-** Randy reported the following: Men's softball got a late start due to COVID, but are currently in 1<sup>st</sup> place. Table Tennis finished 2<sup>nd</sup>. Men's horseshoes made the playoff for the first time in over 25 years. The end of the year award was cancelled due to COVID. The annual rules meeting will be held on November 11<sup>th</sup> at Rockridge.

### Committee Updates

#### Member Survey update.

Jeff reported he started building membership survey on Wild Apricot, but no survey was available, however started building on GOOGLE SURVEY. Waiting for a week since we may get new voices and questions once the election is completed.

Bill clarified some rumors going around that all emails are going to our attorney. That is **absolutely untrue**. The only emails that go to our attorney are those that state "I've spoken to my attorney", you are not in compliance or comments to that effect, and any others that ask us for the interpretation of the law. Any other email that comes in is answered by Bill or another board member.

Bill also reported that there is no word/update yet on the complaint filed by those known as Lake Parsippany voting rights group, at this time it seems that no other action is taken by a member regarding his right to run for a board position.

Bill also spoke about the scholarship applications. There were a few scholarship applications received, will need to be reviewed and those who win will receive the monies. There are actually 2 donations for the scholarship fund this year so there will be 2 winners selected. Thank you to Lisa Butler for these generous donations.

### OLD BUSINESS

Election update: Jenn DeStefano presented the following for the Election Committee:

Election Committee Update: We are finally in the home stretch! Candidate's night was a success. A great big thank you to Shane Vysckocil, we appreciate you stepping up and helping us out! Voting opened at 9:00am this morning and will end at 3:00pm. Results will be available within 1-3 hours. The Ballot cards with your codes have all been mailed to you. We realize that the USPS has been experiencing delays. If yours has not come yet you can reach out to us at [LPPOAElectionCommittee@gmail.com](mailto:LPPOAElectionCommittee@gmail.com). You can also

contact Election Buddy Support at [lppoa@electionbuddy.com](mailto:lppoa@electionbuddy.com). We encourage you to vote from home using your computer, tablets, smartphone. Please only come to the clubhouse if you need to. We are only allowed to have a small amount in the clubhouse at one time. Just a reminder that only Full Members in good standing will be allowed to vote. Please remember that this is our first election in many years. Good luck to all of the candidates.

Bill noted that he rec'd some emails regarding the election and forwarded to the election committee.

### **NEW BUSINESS**

Financial Committee report-***See power point presentation on the LPPOA website.***

Committee consisted Full members Jason Kopek, Nirav Patel and Ketan Patel.

After their presentation, membership will be able to ask questions. Sebastian can open up to whomever is attending, but nothing was scheduled ahead of time.

Bill thanked the committee for their hard work.

Some of the questions were raised.

- Paul Cecala asked Finance Committee if this was a procedures audit and does it protect the incoming board from any issues that may arise from the outgoing board? What is the level of protection? Jason replied that this sounds like a legal question, not an accounting or auditing question and deferred to the board or the attorney.
- Patty Ellis had a number of questions and criticisms regarding the report specifically with “such large buckets” and suggested that things need to be broken out. Stated that items must be split up. Also stated that ‘guessing’ is unacceptable, although Jason reiterated that nothing was ‘guessed’ at. Patty had many issues with the report and stated it cannot look like it does now, that this is not bookkeeping or accounting. Bill reiterated that this is a high level report, and not meant to drill down to such specifics. She also stated that more specifics need to be made to be transparent. Jason did state that he saw these levels of transparency when doing the audit but that is not part of this report. Bill stated if people would like to see ‘raw’ data, we can start posting that with the monthly board minutes. Basic membership fees and expenses have to be justified as well as full membership fees have to be justified. Conversations continued with questions and specifics required to ensure transparency. Patty reiterated that non-negotiable line items and discretionary items cannot go in the same bucket. To provide for greater transparency, these items need to be clear. Sebastian reported that with the new Board members being added, they can reach out to her and get more input.
- Nishan Seal (sp) thanks to the financial committee for this detailed report, asked why the report is issued now and what will the reporting timeline be going forward and did the committee notice any checks made out to CASH and what is the process regarding petty cash? Going forward, we shouldn’t have boxes on invoices but everything online. This will make audits easier and more efficient going forward. Bill responded that according to our bylaws, a yearly audit will be done. For 2020 an audit will be done in January and February of 2021. As Sebastian mentioned earlier, we are doing a lot of automatic bill pay so the ‘boxes’ will be considerably less.

Regarding CASH payments, none of that was seen over the years reviewed. All checks were made out to vendors and each vendor is identifiable and costs were all appropriate and related

to the lake. Regarding petty cash, there is very minimal cash, probably just some cash on the beaches for the ice cream. There is a specific line item on the budget for beach called the beach account where that money goes into and comes out of. Beach managers have a debit card linked to the Chase account and they are required to get receipts for everything purchased and this is reconciled monthly. Weekly deposits are made and balanced out annually. Nishan also seconded Patty's comments on discretionary vs maintenance costs and the transparency that is needed going forward. Also asked when will 2019 form 990 be filed and who will be filing it? Jason saw a draft of it already and the revenues are up slightly and expenses consistent. Sebastian reported that Bill signed it. Jason had suggested to Bill to reach out to Sanderson on Monday to make sure it was, in fact, filed. Jason said that there have been delays due to COVID issues, shut down, UPS issues...if it was filed paper copy, there may be specific IRS posting delays. Board will report out on this.

- Nishan Seal also asked if the financial report will be filed to update members. Bill commented that we've been talking about posting quarterly reports and the monthly statement from Sanderson posted on line for full transparency and communication.
- Amit (?) asked question regarding basic and full member expenses...stating there are "lots of major expenses are for the full lake and easement properties, where a lot of members cannot use. Why are basic members paying for easement properties that they cannot use?" Bill explained that TAXES are the responsibility of all, the property insurance is for the entire property not just the beaches, explaining that we are trying to keep our property secure and safe for all members. Sebastian clarified that taxes are paid on entire property even though basic members are not using that entire property. These are not broken down...For basic members it's a lower cost, for full members it's a higher cost. Not sure if there is any other way to break it down. No further discussion offered.

#### **MOTIONS**

**NONE**

#### **AD HOC Committee**

**NONE**

#### **ACTION ITEMS**

**NONE**

Motion to adjourn meeting made by Randy and seconded by Tony. Meeting closed at 11 AM

Respectfully submitted,  
Marilyn Ammirata  
Secretary  
LPPOA

