

## Lake Parsippany Board of Directors Meeting June 14, 2021

A regular 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 730 PM

Directors	Present	Absent
Pulkit Desai, President	X	
Danny Desai, Vice President	X	
Dan Nazzaro, Treasurer	X	
Tarak Bhatt, Financial Secretary	X	
Marilyn Ammirata, Recording Secretary	X	
Rinam Shah, D1	X	
Adeel Fudda, D1	X	
Manisha Mansuria, D1	X	
Randy Vyskosil, D2	X	
Darshana Kalavida, D2	X	
Casey Palermo, D2		X
Tony Suprum, D3	X	
Don Phelps, D3	X	
Rajnikant Patel, D3		X
Jenn DeStefano, D4	X	
John Scrivens, D4	X	
Deepa Tailor, D4	X	

Minutes from May as electronically distributed by Marilyn Ammirata. Motion to approve by Dan, Seconded by Jenn. No discussion. All in favor.

### **MEMBERSHIP REPORT**

Tarak provided the following report:

Row Labels	Count	Calculated Income
EXEMPT-NO BILLING	19	0
NON RESIDENT-SENIOR	15	4,275
NON-RESIDENT	68	21,420
Resident	1029	200,655
SENIOR	444	77,700
<b>Grand Total</b>	<b>1575</b>	<b>304,050</b>
Budgeted Income	350,060	
Collected	304,050	
Difference	-46,010	
Budget Deltas		
Insurance Increase	21,000	
Fee change	51,570	
Total projected Shortfall	118,580	

Tarak added that our budget this year was based on assuming 80% of membership paying, we are anticipated income is \$350,060.00, and we are almost there. Actual income to date \$304,050.00, difference is only approximately \$46,010. (See table above). Tarak added that membership is working diligently to make this happen.

#### **TREASURER REPORT**

Dan provided the following: Account balances data from Sanderson not available, Dan will get the data this week and report at the July Board meeting. Dan stated that our budget approved in March was changed based on PREDFA interpretation (see numbers below), so we reduced our income approximately \$50,000.00. In May, our insurance expenses have increased by \$21,000.00, additionally a bill for the property survey came in for \$16,000.00, which gives us a projected budget shortfall in the \$88K range. Dan also reporting on the big ticket items (see below). The totals below are year to date.

Mar-21	\$401,630.00	
Apr-21	\$350,060.00	
	\$ 51,570.00	We reduced our income by this amount
May-21	\$ 21,000.00	Insurance Costs
	\$ 16,100.00	Property Survey
	\$ 37,100.00	We increased our expenditure
	\$ 88,670.00	Projected budget shortfall

Insurance	\$ 74,710.00
D&O	\$ 17,955.00
Package	\$ 53,673.00
Umbrella	\$ 3,082.00
Accounting	\$ 27,500.00
Property Survey	\$ 16,100.00
Property Taxes	\$ 12,246.00

### CORRESPONDANCE

Tarak: 2 membership queries about 2 people roaming around the community acting like LPPOA board...

Tony: Question about mooring boat by dock at the boathouse, Tony reminded that it is on a first come, first serve basis for members in good standing that have also purchased a boat tag for each boat.

Dan: Many queries from people asking for amount owed, has property been paid, understanding invoices and membership distribution information.

John: received similar queries as Dan reported

Deepa: Membership questions about beach events

Randy: Clubhouse rentals and beach hours/beach opening dates

Don: also fielding questions as above, and garbage cans.

Manisha: Same as above

Danny: Invoice questions, costs for dues etc.

Tarak: Rec'd concerning comments saying that there are 2 or 3 people roaming around the community saying that they are collecting dues, and if paid in cash all penalties and late fees will be removed. One of the Sr Members paid them \$200 cash. Tarak assured the community that LPPOA has NEVER hired reps to do this, this activity is not sanctioned by the board, **PLEASE** do not give any cash out to people who make this claim.

Other correspondence: People being stopped at the boat house area, by a community member asking to see their badges. A photo was taken of this person, who is a long standing community member. Please make sure that this does not happen again, the entire community are potentially members and should be allowed to sit anywhere on lake property. Only Board members and security team would ask for membership information.

Marilyn asked Tarak if a police report was filed regarding the situation where a member paid cash to a stranger coming around saying they were collecting funds for the LPPOA. Tarak stated he did not and is only mentioning this as a community alert. John agreed that a police report is needed and suggested Tarak reach out to member and suggest same.

Pulkit reiterated that we are not accepting cash for membership payments, the only payment should be made either online or to Sanderson directly.

Pulkit: Dana Jones asking if there was going to be a fund raising committee. This can certainly be done. Several emails as a result of the post cards that we sent, folks who are behind with payments this year. Some members questioned why they were getting the post cards since they already paid. Pulkit explained that this was just a timing issue and suggested that paying online is the easiest.

Also many questions about Invoices. Some emails about people who want to join clubs, Pulkit has forwarded these to Don. Many homes being sold in Parsippany, so getting many questions about home owners and their current membership status.

Pulkit also stated that members reaching out to him specifically about past due membership and the upcoming due date will not be strictly held to that due date because of his delay in getting back to them.

Danny added that membership has gotten accolades for a job well done.

### **June 2021 Presidents Report:**

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Let me tell you what the volunteers on the board and others who have stepped up have done for our community of 2200 property owners. If you average 4 people per house hold that comes out to approx 8000 members. We are no longer a 400 member voluntary association.

#### **Beach**

With volunteers they moved the docks back into the lake, install the circulator, order AEDs, call Wall landscaping to prep the beaches and order sand. Beach Managers and Volunteers to get things up to speed and ready for opening the beach this coming weekend. Sand is coming tomorrow and Mr. Bailey will do the rest Thursday and Friday. I like to thank Bill Sempier for assisting in this matter in addition to getting the AEDs to us since they were delivered to his house.

#### **Clubhouse**

We are open to rent. We have a few rentals under our belt. Information is on our website. As always any request any board member gets will be routed to Marissa and she will do the rest. I like to thank Sebastian Ostolaza for his time and effort with helping Marissa. I also like thank Judy K. for helping Marissa get up to speed. A few people I've spoken have said great things about Marissa.

#### **Badges**

Work for days and hours till midnight sorting, stuffing, envelopes for badges, parking tag and boat tags. Close to 1500 membership and 6000 badges where every single one was handled by multiple people.

#### **Invoicing**

Contact accounting, legal and work hours each night answering questions that can be unique in each way, complicated and time consuming as it takes research and sometimes there are timing issues of what a member receives in the mail and what we have on hand. So yes responses will be slow but you will responses. Yes accounting practice has not been smooth and I am working on making this better for next year. On another note please tell membership to not write any nasty notes to the accounting company. They cannot do anything about it. They are paid to process invoices at the direction of LPPOA. On this subject we will discuss more later tonight.

#### **Association**

Make a list of all the things that needs repairs that includes immediate, short term and long term. They need to be prioritized based on need and revenue. This will be done with the maintenance person and contractors depending on the size of the job.

## **BEACH MANAGER REPORT**

Jenn reported for Beach Managers, with nothing specific to report at this time. Looking for report on June beach activity in July. Pulkit added that things are moving along nicely, and we are opening on Saturday, June 19. Sand will be delivered this week as well. Deepa asked if this date is finalized, Pulkit responded, the plan is to open June 19. Deepa will send out mass email and add the date will be added to the calendar as well.

John asked for beach hours at this point, will speak with Amanda and when we have that info, it will be posted.

## **CLUB HOUSE MANAGER REPORT**

Pulkit reported for Marissa adding that we have 6 events scheduled right now and the first (of 7) event just finished, and an 8<sup>th</sup> event was signed today.

Marissa has done a great job. The clubhouse rental fee is a great price, in a great location with a great view. Marissa has some ideas to improve marketing. The rental fee at \$350.00 for members is affordable. The phone number/contact information is on our website. We will also be adding that information to the main page.

## **MAINTENANCE**

Geoff Presnick hired.

Part time position with no guaranteed hours.

Geoff has done maintenance work previously and will be receiving the same salary as the previous maintenance person. Pulkit showed him immediate work that we need done at the Clubhouse and the beaches. Advised that he can store his tools at the boathouse or one of the beaches. Pulkit feels that he can handle the job and advised that if there is a job that he can't handle, to please reach out as contracted services may be needed.

He will be added to our policy for insurance coverage. Dan added that all of our employees are on our policy.

## **WATER QUALITY and Lake Maintenance combined report:**

### **Tony reported the following:**

Garden State Labs tests the water at the beach once a week during the beach season. To date, all tests have passed.

Today LMS (Lake Management Sciences) visited the lake. I called LMS and ask them to check the swim lanes for weed growth. LMS observed weeds in the swim lanes and applied treatment to kill the weeds. LMS gave a very quick response to Tony's email concerns for weed growth.

LMS also observed Planktonic algae on the windblown areas of the lake. The amount observed is not uncommon to this time of year. LMS will increase the treatment for Planktonic algae.

Tony questions the 2 wires/lines that are about 10 feet above the water used for? And whether they can be removed as he had a safety concern. Can they be removed?

Jenn added: They're there for the flags. Tony thought that was why but also voiced concern about safety.

Jenn added that they usually only go up during the swim season because the wind destroys them if they're up too long, so they're only up for a short amount of time. Tony stated he talked to Chris from LMS a little while ago, telling him that's what I thought they were for, and I said, If we can't take them down, we'll try to get at least a couple of warning flags up there so he doesn't get to decapitated..

Jenn will find out what we can do about this situation...

## NEWS AND VIEWS

We got out on time last month, so I made sure I was not the hold up on it, and I'll make sure I'm not the hold up on it going forward. Randy reminded Pulkit that articles are due by tomorrow for News and Views. Thanked Neha and the News and Views staff for their good work.

## SECURITY

No report. Pulkit added that once badge distribution is complete, and all parking tags distributed there will be no accommodation for parking without the tags in full view. We will start towing.

Parking at beaches is at a first come, first serve basis. John added that bicycle racks are on the beaches and if you can, bike there. Full time roving tow policy will be enacted very soon and will be enforced once membership info is distributed. John suggested we send out an email blast before we start this.

Dan added an online question just popped up, resident lives near Hoffman Beach and is concerned about what we are going to do with parking with the additional membership. There is really no good answer at this time. All encouraged to bike and walk whenever possible.

## CLUBS

- **Ladies Club-** Marilyn reported for Maureen, no report this month.
- **Men's Club-** No report
- **Fishing Club-** Tony reported that he received 2 reports about the bass being 'pretty hungry'. A week and a half ago received a report of 2 anglers catching 25+bass in a day of fishing, and the other report of Larry G and tony catching well over 30 bass this past Saturday. The July bass contest is being rescheduled from July 17<sup>th</sup> to July 24<sup>th</sup>, the time unchanged from 6:30 AM-3:30 PM. John will update on website.
- **Sailing-** Lessons held last Saturday. About 30 attended.
- **Kayak Club-** Don reported: Safety class, 4 kayaks that can be borrowed thru October. Paddle Monday June 21<sup>st</sup>.
- **Swim Club-** Jenn reported: Lane Lines put in on Saturday. First practice week of the 23<sup>rd</sup>. Meets Monday nights for the month of July, schedule will be posted on FB and WA page. Approx. 30 swimmers so far. Come on out and root the PIRATES on!
- **Book Club-** Still meeting at members home, will meet on beach during the month of July and August, Dan suggested JOHNSONS beach. Pulkit working on some landscaping at Johnsons.
- **Hub Lakes-** Bill Sempier provided a report given by Randy. Darts team made it to the final match. After a strong showing fell in the last game. Both horseshoes and men's softball kicked off their seasons last week, both teams looking to build on last year's success. Both teams looking to return to playoff positions. Future plans to include the one day bowling match and the addition of corn hold tournament. More info to follow.
- **Yoga Club-** Dan reported, trying to plan dates with the instructors, nothing set at this time.

Not a club report, but Dan reading member questions during club report, most recent is member asking how we are going to determine the number of people allowed on the beaches? We do not have specific answers yet.

## Committee Updates

- **Communication-Deepa provided the following report:**  
As Informed in the last month's board meeting, we have decided to setup recurring AMA Sessions 2 weeks after each month's board meeting. The recurring sessions are setup and information of the same is available on the calendar on our website. We will be publishing the same on our Facebook page as well as all our members registered on the site will receive an email with the information to be able to join the AMA sessions on the day of the session.

In the Month of May, we had setup 2 AMA sessions to listen to members questions/concerns as the invoices went out for the members with past dues. We learned about member's situations and the board members got together to work through the amnesty program that we will be offering for a limited time as a last chance for those members to get current before their account gets referred to collections.

We have updated FAQ section on our website to reflect the latest information as well as grouping the questions/answers in below Areas:

- Budget
- Invoices
- Communication
- Activities
- General

Some members have already reached out about how the updated FAQ section has helped them to find the information they were looking for, payment for past due amounts, payment for multiple properties etc...

One of the complaints we have heard from some of our members is that they have tough time finding the Zoom session information to join the monthly board meetings. So, starting this month we are sending out the email with the Zoom Session information on the day of the board meeting. This way more members will have this information readily available and they can join the meeting to be informed about the happenings

And at the end of my report I want to highlight that while the members have access to multiple additional communication options they didn't have before, note that the LPPOA Board is comprised of volunteers and be patient on expecting responses for your questions/queries

- **Membership-**

Tarak reported: I would like to start by the sharing that we are almost ready to distribute all the membership material for this year, the membership committee recommended to distribute badges in person, every member is requested to collect his or her own badges and other material. Unfortunately, we will not be able to give out a member's material to any other party. Please know that we are distributing over 6500 badges, 3300 parking tags, as well as boat tags, for the first time in LPPOA history. We will also provide additional badges to accommodate additional family members, however might require proof of the individual who is asking more than four badges. Badge distribution will begin this coming Thursday, June 17th, Friday, June 18<sup>th</sup>, and Saturday June 19<sup>th</sup> from 10-2 at the clubhouse. We are using every possible channel to let the membership know. This distribution plan is the most economical and secure way to ensure that all members receive their appropriate badges. The membership committee is looking forward to distributing the materials and meeting of our neighbors in person, as the membership committee chair and the financial secretary, I would like to assure you that this was the most optimal solution.

Tarak also added a special thanks to Nirav Patel and Deepa Taylor with all their help with badge design and QR codes that we are all looking for. These cards do not have to be distributed every year. Kama Joshi helped with the printing of the QR codes, and was an invaluable help. They helped out tremendously. I also want to mention Dan Nazzaro for stepping giving us his ideas, and sharing his knowledge experience, giving us a track process of the distribution of the badges, so thank you Dan. Same thing with Marilyn, who not only stepped up and joined the membership committee but gave me her valuable suggestions since day one and helped me finish the whole project. Jennifer and Depak Chandak who stepped up, joined the membership committee to help us, they provide useful tips, and they also came to the clubhouse to prepare the badges. The entire

membership committee did a great job. I also want to make sure or also want to tell people that I had a few volunteers who showed up and worked for so many hours.

I also want to recognize a few board members who showed up and helped us out whenever we needed, Rinam, Manisha, Danny, and last but not least, Pulkit, you came every single day to help us. So thank you everybody, you all helped make this successful. As I mentioned, we will meet tomorrow one more time, finish all the remaining stuff, and once we finish, we will announce the date and time to pick up your badges, that's it for membership committee. Tarak also mentioned some community members who joined in to help out: Mukund Parekh and his wife, Darshana Kalavidia and her family, Danny Desai, Pulkit Desai, Dipak Tamakuwala and his wife, Rinam Shah, Mahesh Prajapatai, Sinram and Venkat. Marilyn added that Tarak did a phenomenal job with this and it was a success because of him. Deepa added that without Tarak, this would not have been successful. We all thank you. Adeel added that some of the property management companies that he is looking at are very impressed at the job we are doing. Danny reiterated what Tarak also described, the magnitude of the work for this membership number is incredible. All volunteers for LPPOA work full time jobs and have families as well as volunteering. Pulkit also thanked Nirav Patel for all of his help.

- **By-Laws-** Pulkit reported, did not meet last month as planned. Once invoicing and membership is completed, we will begin with this committee. Will be sending invite for a meeting this week.
- **Welcome-**No report. No focus on this committee thus far. Pulkit stated with the amount of houses that have been sold, will get a list of new homeowners and send welcomes out.
- **Lake Maintenance and Vitality-** Previously reported in Water Quality Report
- **Events-** The following report has been reviewed and approved by the chairs of the Event Committee: Brigid Crimmins, Dana Jones, Jill Tylicki and Katie Vesper and reported by Don.

We are planning a mixology event to be held on July 16<sup>th</sup> at Drewes Beach, for the adults in our community and need BOARD APPROVAL in order to move forward.

We are working closely with Amanda, our Beach Manager, as she prepares for the summer at the Lake. Some activities at the beach include Tie Dye Shirt Making; Movie night at the Beach, etc.

We are looking for some of our Community Fitness Leaders who specialize in fitness classes to volunteer a class on the beach. Please reach out to use if you are interested.

We have received some really great ideas on what the community would like, however, we are a small group and need some additional volunteers to help out. We welcome everyone to join one of our meetings and see how we are trying to bring more activities to our community.

### May Events

- ❖ The May Photo Hunt has concluded. As we had hoped, with some warmer temperatures, we saw even more participation from people of all ages! The winners have been notified and prizes have been distributed. Thank you to our May sponsor-Joseph's Pizza on Parsippany Road.
- ❖ We held our first ever, Mother's Day Craft event on May 8<sup>th</sup>, where 20 children came to the clubhouse and had the option to either create a craft for the Mother figure in their life, or to bring it home and make it there.
- ❖ Our Bonfire on the Beach on May 21st was a huge success. The weather was amazing that evening for our first ever Bonfire since Covid, yet due to State restrictions, we did have to turn some people away.

### Events for June

- ❖ We held a Father's Day craft on Saturday, June 12<sup>th</sup>. This is a similar event to Mother's Day for our younger members to create a craft for the Father figures in their lives. 18 children attended to create a craft and poster for their Dads.
- ❖ We are continuing our monthly scavenger hunt for June by celebrating not only Father's Day, but also preparing for the summer by having 6 new 'Walk and Finds' around the lake. Our June Walk and Find, is being sponsored by Domino's Pizza.



- ❖ We have a new photo contest for our Middle and High School students to use their creativity by taking some photos of our lake. Random winners will receive a prize from our local sponsors.
  
- ❖ The community asked for more bonfire style, adult events so we are hosting another one on Friday, June 25<sup>th</sup>. This is open to all current, adult only members of our lake community and registration is required. Due to limitations, we cannot allow outside guests at this time.

### **Events for July**

- ❖ We will continue with the monthly photo scavenger hunt. The theme will be ice cream and our sponsor again, will be Joseph's Pizzeria.
- ❖ We are also working on a Mixology Event for July 16<sup>th</sup>. Once approval by the board is received and we have finalized a few things, we will send out announcements and registration information.
- ❖ We are trying to pull together a last minute July 4<sup>th</sup> viewing of the Parsippany Hills Fireworks on the beach. While it is still tentative, we will forward on any information if we can make this happen.

### **Announcements**

If anyone else is interested in attending our next scheduled meeting on July 6<sup>th</sup>, please reach out to our committee and we will get you the information to join our meeting. We are also always looking for sponsors for our monthly photo hunts. If you or anyone you know owns a business and would be willing to sponsor us for a month, please let us know.

All of our events have been sponsored or funded by donations of our local community. We ask that you kindly give these small businesses your support by buying locally. Thank you to everyone for all of your kind words and support. We hope to continue to provide fun, educational and enjoyable events to all in our community.

Tarak questioned the EVENTS committee directed to Don, who finalizes any event. Don replied that it is presented at the board meeting, and that's when it's considered and finalized. Tarak asking why the mixology event is different and needs board approval, and Don replied because the mixology event involves alcohol. Tarak then stated that this kind of event should be presented at least a month in advance with additional information about the event. Asking about responsibilities if anyone is hurt at an event. Don and Pulkit stated the insurance covers any issues with claims made. We do everything possible to ensure that all safety precautions are maintained and that done, the insurance company backs us up. Ongoing discussion about events and which events require more additional information and timely review and approval. Tarak voiced a concern that clarification for events specifics is needed and that the EVENTS committee cannot just set up an event without providing detailed information to the board. States he does not see that process occurring in the last 3 months. He understood that events are being planned, is questioning if board approval is needed for all events. Don replied that the committee is working towards getting events before the board two months beforehand, but because of covid and that the committee is relatively new, we've been planning month by month. By the fall, we hope to be presenting events two months in advance, and then the Event committee is empowered to plan events. Don stated that the events committee is not going to go over every detail of every event, in this situation the committee is empowered to plan events. Don added when the events committee reports on perspective planned events to the board, if there is a concern or an objection, it should be brought up then, and if we need to as a board, we'll take a vote on an event on whether it should happen or not. Further discussion follows, and decision to speak about any further issues during a work session. Pulkit stated that we could vote on approval on alcohol use on the beach. Tarak had more questions, but putting off to be discussed during a work session.

- **Grants-** No activity this past month. Danny called the mayor's office, no call back yet.

- **Collections-** Committee on hold until after membership information is handled, and there are additional situations that are more private. Hoping to get more activity within the next month or so.
- **Youth-** No report presented. Pulkit to meet with them this week, asking that they make some videos for us, different kinds, talking about safety focusing on people walking around the lake. Rinam asked who the youth committee contact is: Manisha or Neha are the principle contacts for this committee.
- **Strategic Planning-** we did meet last month, and I think the board needs to give them a direction on what the committee should be doing, it's not necessary that they have to achieve any goals, but they can make recommendations as to where we should be going forward, come up with the long-term plans, just so we have something on our radar as we are working with budgeting as well going forward. The financial review committee's report will be coming to us soon, and we can talk all these things into account and we can give them some parameters. John suggested that perhaps we can set aside some time on our next work session to discuss some of this.
- **The Financial Review Committee** is meeting weekly, reviewing our finances and will be presenting their findings and recommendations to the board. We will review this report at a working session and can present their findings at a future board meeting. Marilyn asked for the period of time that they are reviewing as we had a financial review done at this time last year, however Pulkit also had them review other information so that they can make recommendations and to understand things in context.

### OLD BUSINESS

Property Management Search reported by Adeel: we have extended the RFP duration because two property companies refused to submit a proposal given their current challenges with other business they have. Wanting to ensure there are at least three proposals to review from a committee standpoint, so we have extended the RFP to another firm that was shared with us by Del Corp manager. Part of the committee actually met with them this morning to do a full review of the requirements and they'll be coming back, so we should have an update in the July work session for the board, and then followed by an update at the board meeting in July, and then the committee, the property management committee will be meeting in the next two weeks as well, once we have the proposal back.

Pulkit stated...On the legal search, we have Jeff Star and Mark Franklin on this committee. Mark has extensive experience working in his field to many lawyers from many different fields and specialties, so he's going to give Pulkit a list of some attorneys based on the parameters that I gave him, which includes previous experience or knowledge of PREDFA laws with additional understanding of real estate laws, billing, it's really hard to find everybody that knows all of it, but there's strength and weaknesses in each of these areas. So once he gives me the numbers, I'll add it to my list, and even on this, on the future working session well will present what we have found so far and possibly even invite, for a session, the legal counsel, so we all feel comfortable that this person would be the best to help us.

### NEW BUSINESS

Election committee. Elections times are near, and while we have positions open as discussed last month, Pulkit explained that the Election committee will send out whatever mailings that they have to do. I want to follow the by-laws, which basically say the full election committee is to be appointed by the President to act as tellers. This committee is to be composed of three non-trustee, property owner members, one of which is to be appointed chairman of the committee. The committee members shall have LPPOA members in good standing at least one year

prior to their appointment to the committee, the financial Secretary or designated agents shall be present on election day to assist a committee and checking membership and district.: So this is something the election committee is going to be tasked with. There are two people that want to be on this committee, Paul Cecala wants to be on this committee, and the other person is Mary Prucziki.

Marilyn asked if there is a conflict if a spouse or family member is on the committee and their family member or spouse is running for a board position? We are unclear but will confirm. Danny asked additional questions about elections and suggested community notification. This will all be done by the Election Committee. September 13 is the election day.

Beach Helpers: Last year many members used the beach but this year membership has increased dramatically. We realize that not everyone will show up at one time but we could get many members so we need additional help. And the one thing that beach helpers is help the guards do their job. There are a lot of people I want them to do their jobs, and the manager to keep an eye over everything. The beach helpers will help us with the inflow of people coming in and anything else on the side that keeps the process going smoothly. We typically have 10 to 12 guards, and while they do events on the beach, they also would come in to assist the beach managers and guards and assist with tasks related to maintaining the beach during hours, checking IDs, helping with events etc. Their work hours will be based on need.

Approval of the maintenance person (Geoff Presnick ) part time, based on the work that we need around to maintain the property. Pulkit explained that Geoff will do minor repairs of items needed, repairing loose boards, cleaning of the bathrooms, especially at Hoffman Beach for this weekend, things of that nature, and also patching certain areas of the buildings with cement at the bottom as what the housing inspector had told me, because they understand that we don't have the revenue to fix the building, 100%, but they do know that we have plans or potential plans, and that we are taking steps to make sure these things are fixed over time. Dan added that we have budgeted \$6000 for the year for this individual, and also stated that he thinks it's horrific that people within our community are actually going to the town to complain about the disrepair of the buildings and yet then those people who complain about the money that we spend, that we collect. These ideas are in conflict, so sure, go to the town to complain about the buildings and then wonder why we have to spend more money than we really want to repair something, which will drive our fees up. I think it's inappropriate.

Pulkit explained that Jeff's goal that we'll be asking with its maintenance that is not what we want, but what is needed, we have to prioritize things that way.

**Resolution:** The board or the last month, along with the A.M.A.s that we have conducted can to learn on the invoice that we have sent last year and this year, and the feedback from the community such as "you only sent me one invoice" or, "you didn't send me a second one" typically, or other people would get before they get sent to collections, but it is something that we could have done, and it is something that we are starting to do this year with the postcards. Genuinely, many people did not receive their invoices, and we learn that this year because we had about 40-45 invoices returned. They were good addresses so we sent them again and they weren't returned. Others who just reviewed invoices said they would have only paid the \$115 last year and didn't want full membership, and other similar examples. From this feedback, we spoke with legal and our accountants and will create an amnesty program, saying that after this is initiated, a line is going to be drawn in the sand. No further grace period. The resolution is three pages but I will focus on the four bullet points:

The board of Trustees of the LPPOA has follows:

1. An extension of the previously approved amnesty program is hereby granted until June 30, 2021. The reason for that is, the delays in us getting the invoices out and at the same time, the delays in are responding to some of the classrooms naturally that people have.
2. The terms of the amnesty previously approved by the Board, which is the waving of the \$75 of the 20-20 late fee and all interest, if the property were brought current and in good standing. Otherwise, remains in effect.
3. Properties in arrears may pay the 2020 opt out pricing or \$115 for that year, in addition, properties that paid 2020 full membership fee after September 13, 2020 because they failed to opt out of basic membership prior to the deadline and were assessed the late fee \$100 are also eligible for amnesty and will be automatically refunded the \$200 and \$75 of the \$100 late fee as long as the buyer remains the owner of the property.
4. The Board stipulates that this amnesty must be acted upon no later than June 30th, 2021, by either payment in full or by having approved and executed payment planned by that date. If the approved payment plan is breached, the 2020 full membership fee of \$315, the late fee of \$100 and all accrued interest would be applied to the property.

MOTIONS:

**Hire Maintenance Person, Part time**

**Mixology Event**

**Creation of Beach Helpers and hire 2 people for that position (already part of an existing budget)**

**Resolution**

**Amnesty Extension and Exception for 2021 Late Fee**

**Membership Q&A**

*Reminder 1 question per person, limit 3-5 minutes, please spell name and give your address.*

*Please be mindful of these rules, again all questions and answers will be included in the minutes on our website.*

*We are not addressing anonymous questions asked of the board as we need to entertain only actual members.*

- Pete Kuba-Wanted update on survey...still has spikes in his lawn. Survey is over according to Dan. They can be removed.
- Patricia Schnabel Ellis-On Financial Review Committee: Budget already at a deficit and income is seriously down so deficit is extremely higher. Advised to wait to the report is done. Pulkit assured her that the board is taking everything seriously.
- Mahesh Prajapati-As a board member can you hire a family member for a paid position, if Yes, how are we maintaining conflicts...Dan explained that in the past, that particular board member abstains from the vote. For election committee...If Mary is on election committee...is it the same Mary? Is it another conflict of interest? Mary filed the complaint. Pulkit explained that yes, Mary Pruczkicki did file a complaint, as did Pulkit, however Pulkit recused himself. Pulkit does not feel that this is a conflict.

Patty Ellis asked: How can there be a 27K bookkeeping expense only halfway thru the year, only 30K was budgeted. Dan explained most of our book keeping activity takes place in the first half of the year - it is expected and in keeping with last year's pattern.

#### **NEW BUSINESS and MOTIONS**

**Motion: Pulkit: Motion to Hire Geoffrey Presnick as a PT Maintenance person, no set hours at \$15.00/hour.**

Seconded by Danny and John.

Discussion: None

Directors	YES	No
Pulkit Desai, President	X	
Danny Desai, Vice President	X	
Dan Nazzaro, Treasurer	X	
Tarak Bhatt, Financial Secretary	X	
Marilyn Ammirata, Recording Secretary	X	
Rinam Shah, D1	X	
Adeel Fudda, D1	X	
Manisha Mansuria, D1	X	
Randy Vyskosil, D2	Off call-tech issue	
Darshana Kalavida, D2	X	
Casey Palermo, D2	Absent	
Tony Suprum, D3	X	
Don Phelps, D3	X	
Rajnikant Patel, D3	Absent	
Jenn DeStefano, D4	X	
John Scrivens, D4	X	
Deepa Tailor, D4	X	

**14 YES-Motion approved, unanimous.**

Danny asked if the person who makes the motion automatically assumed YES. This is not the case, a vote must take place.

**Motion to have alcohol at the mixology event by made by Pulkit seconded by Dan**

Discussion: Tarak had many questions about event prior to board approval. Adeel asked if we are allowed to serve alcohol as part of an event? Dan stated, we are not serving alcohol, because we are not providing. Tarak added if we need board approval for any events, can events committee please present to the board all of the details about the event prior to asking for a board vote, because right now he is unsure of what he is being asked to vote on. Tarak stating that he is not 'trying to make noise' but just asking for more detailed information on this event. Don expanded on the event, the event is going to occur on the 16<sup>th</sup> of July, an outside bartender is volunteering his time, members to bring their own supplies/alcohol etc. Event is to be held on Drewes Beach and there will be a limit of members, based on how many tables we have for use. Danny clarified, so there is no expense, no burden on LPPOA.

Directors	YES	No
Pulkit Desai, President	x	
Danny Desai, Vice President	x	
Dan Nazzaro, Treasurer	x	
Tarak Bhatt, Financial Secretary	x	
Marilyn Ammirata, Recording Secretary	x	
Rinam Shah, D1	x	
Adeel Fudda, D1	abstain	
Manisha Mansuria, D1	x	
Randy Vyskosil, D2	Off call	
Darshana Kalavida, D2	x	
Casey Palermo, D2	absent	
Tony Suprum, D3	x	
Don Phelps, D3	x	
Rajnikant Patel, D3	absent	
Jenn DeStefano, D4	x	
John Scrivens, D4	x	
Deepa Tailor, D4	abstain	

**YES-12, Abstain 2-Motion approved.**

**MOTION: Motion to create 4 beach helper positions made by Pulkit to be paid on an hourly basis, seconded by Tony for the 2021 season:**

Discussion: Fee/Salary is already in the budget. Beach helper salary is \$12.00/hr. If we need more positions, can we wait to next board meeting to get additional help?

Question about monies being added, is there a dollar value for the helpers (Member question) Dan replied: It's already part of the existing budget, so they will be sharing hours on the beach as the guards would normally fill those positions. So what we're doing is we're taking hours from the guards that are not guarding, and so if the guards were checking badges or they came in for an extra partial shift to help the beach managers execute an event, those are normally a part of our overall beach operating budget, and those are non-guard hours. So what we're doing is we're saying those non-guard hours, we're not paying guards for, we're going to hiring if we had no position approved. Jenn asking Pulkit to report to the board previous conversations about the hiring of helpers. More discussion about approval of position not being done prior to hiring people for this position. Pulkit had previously approved this as it is already part of the budget and needed to open the beach safely. Although there wasn't the typical process followed, with this situation, Pulkit gave approval. Tarak wanted to communicate that this role was not voted on prior to hiring people, although he has no problem with the position, feels it wasn't communicated timely. Ongoing discussion about the need of this role, although not approved, we didn't know 2 months ago that we needed them because there are not enough guards available. Original discussion was for the creation of 4 positions, Pulkit feels that we can approve 2 now and if we need more, going forward, we can address at that time. Tony feels that waiting for additional positions approved in July will be rather late. Discussion about hiring 4 helpers is still within our budget. Deepa asking are we hiring beach aids for the events or for day to day beach coverage. Dan clarified that it is for beach coverage, not only for events on the beach. Marilyn asking that we can create 4 positions but have discussion about adding 2 more if needed? We need to figure out if we are hiring and using as scheduled PT, unscheduled PT or per diem? Rinam in agreement and discussions ongoing with Danny and the rest of the board regarding pool of people and the utilization of them when needed.

Directors	Yes	No
Pulkit Desai, President	x	
Danny Desai, Vice President	x	
Dan Nazzaro, Treasurer	x	
Tarak Bhatt, Financial Secretary	x	
Marilyn Ammirata, Recording Secretary	x	
Rinam Shah, D1	x	
Adeel Fudda, D1	x	
Manisha Mansuria, D1	x	
Randy Vyskosil, D2	Off call	
Darshana Kalavida, D2	x	
Casey Palermo, D2	absent	
Tony Suprum, D3	x	
Don Phelps, D3	x	
Rajnikant Patel, D3	absent	
Jenn DeStefano, D4	x	

John Scrivens, D4	x	
Deepa Tailor, D4	x	

**YES-14. Motion passed unanimously**

**MOTION: Motion made to hire beach helpers for 2021 season: Julianna DeStefano and Cross Wasilewski  
By John, second by Don.**

**Discussion:** Do we have a job description? Will someone write one up? That will be done.

Directors	YES	No
Pulkit Desai, President	X	
Danny Desai, Vice President	X	
Dan Nazzaro, Treasurer	X	
Tarak Bhatt, Financial Secretary	ABSTAIN	
Marilyn Ammirata, Recording Secretary	X	
Rinam Shah, D1	X	
Adeel Fudda, D1	X	
Manisha Mansuria, D1	X	
Randy Vyskosil, D2	Off call	
Darshana Kalavida, D2	X	
Casey Palermo, D2	Absent	
Tony Suprum, D3	X	
Don Phelps, D3	X	
Rajnikant Patel, D3	absent	
Jenn DeStefano, D4	ABSTAIN	
John Scrivens, D4	X	
Deepa Tailor, D4	ABSTAIN	

14 max votes

11 yes

3 Abstain

Motion Passes



**MOTION: Motion to approve resolution** read earlier, made by Pulkit, seconded by Adeel  
 Discussion: None

Directors	Present	Absent
Pulkit Desai, President	X	
Danny Desai, Vice President	X	
Dan Nazzaro, Treasurer	X	
Tarak Bhatt, Financial Secretary	X	
Marilyn Ammirata, Recording Secretary	ABSTAIN	
Rinam Shah, D1	X	
Adeel Fudda, D1	X	
Manisha Mansuria, D1	X	
Randy Vyskosil, D2	OFF CALL	
Darshana Kalavida, D2	X	
Casey Palermo, D2	OFF	
Tony Suprum, D3	ABSTAIN	
Don Phelps, D3	X	
Rajnikant Patel, D3	OFF	
Jenn DeStefano, D4	ABSTAIN	
John Scrivens, D4	X	
Deepa Taylor, D4	X	

3 ABSTAIN,

11 YES.

Motion Passes

Motion: **Tarak made Motion to extend due dates to each membership to June 30 from June 18**, seconded by Danny.

Discussion: None

Directors	yes	Absent
Pulkit Desai, President	x	
Danny Desai, Vice President	x	
Dan Nazzaro, Treasurer	x	
Tarak Bhatt, Financial Secretary	x	
Marilyn Ammirata, Recording Secretary	Abstain	
Rinam Shah, D1	x	
Adeel Fudda, D1	x	
Manisha Mansuria, D1	x	
Randy Vyskosil, D2	Off call	
Darshana Kalavida, D2	x	
Casey Palermo, D2	Off call	
Tony Suprum, D3	abstain	
Don Phelps, D3	x	
Rajnikant Patel, D3		
Jenn DeStefano, D4	abstain	
John Scrivens, D4	x	
Deepa Tailor, D4	x	

YES-11, Abstain-3, Abstain 3.

Motion Passes

Pulkit naming Paul Cecala as the Election Committee chair, Mary Prucziki will assist him in the committee, one additional member to be added. Marilyn requesting that we confirm that Mary and Paul can actually be part of the election committee.

Motion to adjourn by Pulkit, seconded by John

Meeting end at 1023 PM

Respectfully submitted

