

Lake Parsippany Board of Directors Meeting
October 11, 2021

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 7:31 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	
VACANT POSITION D1		
Manisha Mansuria, D1	X	
VACANT POSITION D2		
Darshana Kalavadia, D2	X	
VACANT POSITION D2		
Tony Suprum, D3	X	
Don Phelps, D3	X	
VACANT POSITION D3		
VACANT POSITION D4		
John Scrivens, D4	X	
Deepa Tailor, D4	X	

Motion to approve September minutes and minutes of the Annual meeting as electronically distributed by Marilyn, seconded by Dan. All in favor. Approved.

Membership Report: Presented by Tarak

Row Labels	Count of Customer Type	Calculated Income	Calculated outstanding income
EXEMPT-NO BILLING	19	\$ -	
NON RESIDENT-SENIOR	15	\$ 4,275.00	
NON-RESIDENT	70	\$ 22,050.00	
OWNER	1232	\$ 240,240.00	
SENIOR	493	\$ 86,275.00	
ARREARS	426		\$ 83,070.00
Grand Total	2255	\$ 352,840.00	

Treasurer Report

Treasurer's report was not available at the start of the board meeting due to bookkeeper did not provide the reports.

The following was provided after the board meeting on Tuesday October 12

Treasurer Report October 11, 2021

As reported in April of this year our community has 2153 Dues Paying properties. We have an additional 85 members who do not own property within the OPT. We have 426 properties in our Accounts Receivable representing \$236,328.02 in 2017, 2020 and 2021 dues (many property owners have taken advantage of the payment plan option provided. While from a treasurer perspective they are still in arrears they are not included in this reporting to keep in alignment with our Membership reporting). We have clubhouse rental income hitting the books for the first time in over a year. Rental income to date is \$6,220.00. In past years that income has been in excess of \$35,000.

I am reporting that we continue to run a deficit budget. This means that our expenses exceed our income. Our original budget of \$425,430 was increased by \$21,000 due to increased insurance expenses as well as incorrectly budgeted insurance costs (we budgeted the projected increase of \$5,000, but not the full amount).

Total approved budget	\$ 446,430.00
2021 Dues collected to date	\$ 401,075.00
Total Surplus / (Deficit)	\$ (45,355.00)

Account Balances

Chase \$ 262,139.76

Merrill Lynch \$ 178,809.91

While we may appear to be “Cash heavy” in our operating account (Chase) please remember that the board in 2017, 2018, 2019 and 2020 took money out of reserves against collecting those membership dues that are just now being paid.

Expenses Recorded 9/30/2021 > \$10,000

	As of September 30, 2021	As of September 30, 2020
Insurance	\$84,395.74	\$57,683.65
Increase in board size and community membership size		
Accounting	\$41,901.00	\$28,900.00
Costs incurred by change in fee, amnesty program and increased sales inquiries		
Water Treatment	\$30,593.92	\$20,045.71
Includes circulator install and removal		
Life Guards	\$23,661.13	\$19,706.39
National lifeguard shortage increased base pay for all lifeguards in 2021		
Property Taxes	\$18,685.74	\$18,256.29
Legal	\$16,499.15	\$75,529.01
Engineering	\$15,000	\$1,000.00

Property survey in 2021. 2020 fee represented Dam inspection

Landscaping	\$10,024.00	\$8,592.00
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CORRESPONDANCE

Deepa has been working with many members to update their Wild Apricot ID. These members paid the to the book keeper and not online. Their online accounts are not allowing them to register for events.

Dan has received multiple inquiries regarding membership badges, lowering of the lake, what are we doing about Drewes Beach.

Pulkit reports that Invoice activity is reduced but there are lots of email about property changing hands. People requesting badges. A member has reported that Poison Ivy is all over the property across from their property and it is acting as an invasive. Wall Landscaping was contacted to address the issue.

Zac Sempier requesting Lake Only Table Tennis tournament event in January. He is requesting \$60 for prizes. The event will be for all ages, parents are required to remain with their children.

Tarak received a fundraiser request from a parent of a 10 year old who wanted to sell lemonade to raise money for LPPOA and Lake Parsippany Library. The LPPOA Book Club hosted the event. Article and photos for November edition in N&V. \$50 donation generated for LPPOA.

President Report

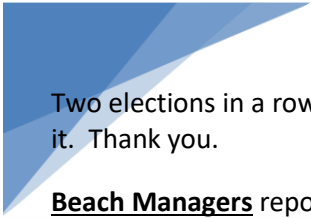
I like to say good bye and Thank you to Tony Suprum and John Scrivens for their dedicated service to our community. Thank you for sticking through the entire year, your dedication is not lost on me. Tony I hope you to enjoy being a member without all the pressures of being a board member. John I know you said you will continue to volunteers on the Tech Team after your term ends and we all appreciate that. I too hope you get extra time to be on the lake sailing, kayaking and other hobbies.

I also like to say thank you to Marilyn who will now be a District Representative. She has done a tremendous job as Recording Secretary; I will miss her in that role. She has also helped me out personally on crafting my message to the community. She has helped with membership committee during many badge distribution days. Thank You Marilyn.

I like to thank Dan Nazzaro, he stepped into a role change taking on something out of his comfort zone. His counsel on many issues were valuable to give us perspective. He will be terrific in his new role as Recording Secretary. I like to Thank Danny. He has helped me with many things behind the scenes. All it took was a phone call to him and it was done. His insight into many things and his business acumen has been a tremendous help to me. He will still be around to help us all when needed. And for that I appreciate it.

Now a message for all new board members being seated tonight. Last year when I came on the board along with 5 other elected members we came with an open mind. We listened to past board members for their guidance and did some things right as they should be and some things wrong as we should not have. We made mistakes and as good people we learn. The focus is still what is best for the entire community and not a select few. With your help and eagerness, I like for us all to turn a positive corner. First order of business is going forward let's think twice before hitting the send button on emails, think about how your message will be perceived. I am guilty of this, so I like to set an example. Remember we're not dealing with life/death issues. We're working with all volunteers. We have good days and bad days.

Finally, remember you are all elected. That means you want to be part of the change you want to see. We have many things to accomplish in the next few months. Budget, by-laws and possibly Property Management of the most important. We discussed on the work session we have other items to deal with as well and they are in progress.



Two elections in a row is a great sign. I want our community to work with us and many of you have. I appreciate it. Thank you.

Beach Managers report.

Working on supplies and materials for next season. These are items that will need to be included in the budget. New Surf Boards were discussed. New Buoys for the ropes.

Clubhouse Manager Report

September has been quiet. October and November are almost fully booked. December is booking fast. Maintenance person is assisting with setup and cleanup.

Beach Rental

No Report

Maintenance

Fence at Johnsons beach repaired by members of the Model Yacht Club. Materials were donated by Joanne Miller.

As reported previously the Bathrooms at clubhouse need plumbing work. The plumber that was called in to provide an estimate noted the significant water and mold issues in the basement. An estimate will be provided to address these items.

The fence at Clubhouse will be looked at. Depending on the scope of the repair it may be handled by our maintenance person with the help of volunteers. If the scope exceeds what can be done in this manner a professional will be called to provide an estimate.

Drewes Beach work is under review. There will be a meeting with and Engineer on Tuesday October 12. Other engineers will be inspecting to provide estimates and guidance.

The township Water Department has been contacted to perform water shut off at the beaches. This will be done after 10/17. Once the water is shut off volunteers will remove all piping in preparation for winter freeze.

Water Quality


The Lake will be lowered 18 inches this year for Dam inspection. LMS visited twice for observation and found no treatment was needed. Contract with LMS for 2022 is agreed upon for the same fee as 2021.

News and Views

First edition under new editor was completed. Meeting with team to coordinate the way information is shared and communicated. The editor is requesting that all news articles come in by October 15. Pictures would be great, especially from clubs and activities/events. We would especially like pictures from the new clubs. Thanks for everyone for patience as I grow into this role.

Security

John is working on "No Parking" sign at clubhouse. Working with Brian K to plan a day to go out and hang the sign. Spoke to next door business owners (Peace of Mind). The business owner has been very cooperative and willing to work with us regarding parking in the clubhouse lot. The business owner is also a property owner in the OPT as is one other employee and so like any other member they have the privilege of parking in the clubhouse lot. We will approach them with the possibility to request that they park in the back of the building. Our rules or by-laws once had a statement that



no one may conduct business on LPPOA property without approval from the board. This will be brought to the by-laws committee.

Ladies Club.

They are done with meatballs for the season. They are looking at additional ways to do fundraising. Several successful events have been held including Aroma Therapy, Paint and Sip and Tarot Card reading. The club is growing. They meet the third Thursday of the month at the clubhouse.

Men's Club

No Report. Looking to get some people to revive the club.

Fishing Club

Had the last event of the season on Saturday 10/9. Club members and invited guests only. Served some food and beverages. The Brennen Family (Tim, Tim Sr and Mike) – Grandfather, Father and Grandson caught the most fish. A 28" Carp was the largest fish. A \$20 prize for the longest fish caught for the day.

Sailing Club

Putting Boats in Dry dock soon. Had a sailing club meeting to put together

Kayak Club

Boats will come out on Saturday and be put away for the season. Reminder boats need to be off property no later than 11/15. Recommendation to remove your boats now while the weather is nice.

Swim Team

Repairs needed on swim team docks and wood caps on bulkheads on the wall (22 year old wood). Estimates will be provided for Pressure Treated lumber vs Maintenance free cap similar to the boat house cap.

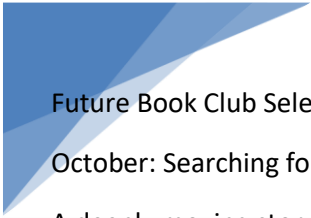
Book Club

We met outside on a glorious September night. The harvest moon was shining with Lake Parsippany in the background. It was a perfect night to discuss 'Where the Crawdads Sing' by Delia Owens. In case you don't know what a 'crawdad' is, here in northern NJ we seem to call them 'crayfish', but they go by many different names throughout our country: crawfish, crawdads, crawdaddies, freshwater lobsters, rock lobsters, mud bugs etc. They are freshwater crustaceans that look like small lobsters. And you probably don't give them much thought.

Which brings me to my point, if someone pitched me an idea about a book with crawfish in the title, set in the lowland lagoon marshes of North Carolina in the 1950's. Describing in much detail; nature, bird feathers, water currents, shells, mussels etc. Plus, the main character was a neglected little girl.... I would pass on that book. Really would not seem interesting.

Yet here we are, Reese Witherspoon just finished producing the movie, over 11 million copies of the book sold worldwide and over 2 years on the best seller list. This book is so well written and has so many surprises to keep your interest peaked. Yes, it's in an unusual geographical area, some call it lush lagoon, some call it wasteland. The book describes abuse and neglect, but it also shows us kindness and beauty. There is loneliness and survival, but also romance and mystery. The main character really is nature and she educated us in many ways.

Please read the book and let us know what you think! We meet the 3rd Tuesday of the month. Contact Christie at cheyi@optonline.net for further details.



Future Book Club Selections for 2021-Book descriptions by Goodreads

October: Searching for Sylvie Lee by Jean Kwok

A deeply moving story of family, secrets, identity, and longing, Searching for Sylvie Lee is both a gripping page-turner and a sensitive portrait of an immigrant family. It is a profound exploration of the many ways culture and language can divide us and the impossibility of ever truly knowing someone—especially those we love.

November: The Grace Year by Kim Liggett

With sharp prose and gritty realism, The Grace Year examines the complex and sometimes twisted relationships between girls, the women they eventually become, and the difficult decisions they make in-between.

December: The Christmas Cookie Club by Ann Pearlman

The Christmas Cookie Club is about the paths Marnie and her friends have traveled, the absolute joy they take in life and love despite the decisions they've regretted, the hard choices and amends they've had to make, and the sacrifices along the way. Ultimately, The Christmas Cookie Club is every woman's story. As you read about Marnie and her friends, their struggles and triumphs, what makes them laugh and what has made them cry, you'll see yourself and some of the ingredients of your own story. Celebrating courage and joy in spite of hard times and honoring the importance of women's friendships as well as the embracing bonds of community.

Hub Lakes

From Bill S, congrats to the mens fast pitch softball defeating lake vallallah. Table Tennis is meeting the first Wednesday of every month. Corn hole is on hold.

Carom Club

Growing. Started with six members, now nineteen members. Meeting once a week alternating every other Thursday and Friday.

Model Yacht

Last weekend had the international tournament / regatta. This was a very international event. The LPMY club is appreciative of the support that the LPPOA has shown. They are hoping we find a place in the clubhouse for the annual trophy. Donated \$150 to the LPPOA.

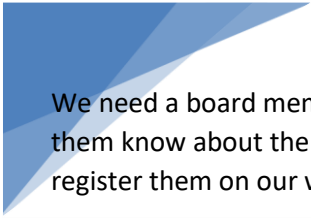
Membership Committee:

No Report

Bylaws

The committee has met several times over the past weeks. Because of availability conflicts the whole committee has been unable to meet and so they have met as sub-teams to develop recommended changes to the bylaws. These have been merged into a single change set which are the recommended changes for legal review. Once these have been approved by counsel the committee will then meet to fine tune and present to the board and community. In order to provide sufficient time for review and discussion with the community the committee is recommending that the board approve a motion to reschedule the bylaws approval to the December board meeting, which is the next general meeting.

Welcome committee



We need a board member volunteer to head up this committee. The scope will be to contact new home owners to let them know about the LPPOA. To update our existing or create a new brochure to provide to the new homeowners, to register them on our website and let them know how to engage with the LPPOA.

Lake Maintenance and Vitality

Tony and Bill started lowering lake 18". The lake has two class 1 high hazard dykes and and one class 1 high hazard dam. The definition of class 1 includes "significant property damage and protentional loss of life" to downstream property. The Dam and Dykes are inspected every two years and a complete inspection report is submitted to the town and state. Circulator maintenance to be performed.

Events Committee

Summary of Past Events:

Bollywood Fitness on the Beach was hosted by community member Harini Potluri and organized by Shweta Panuganti. This class was of no cost, thank you both for donating your time and talents to the LPPOA community! The event was held on October 6 and consisted of 14 members on Hoffman Beach.

Future Events:

October:

On October 16th we will be hosting two events. During the day we will be hosting a Children's painting class at the clubhouse run by Marilyn Amiratta. In the evening we will be hosting a Garba Night on Drewes Beach where there will be food, dancing to folk drum music, and fun had by all!

Trunk or Treat is scheduled for October 30 with a rain date of 10/31 and will be hosted at Drewes Beach Parking Lot. 48 cars will be allowed in the lots and additional members will be allowed to set up their own tables if interested or needed.

November:

The walk and find will be resuming this month - be on the lookout for some Turkeys!

We will be hosting a Diwali Festival on Sunday November 14th and 20th at the clubhouse. The event will be hosted from 4-9 PM. Please be on the lookout for a flyer to follow with more details and information about signing up for the Diwali Festival!

The clubhouse will be decorated for the holiday season on 11/27. Details are being finalized for this event and will be released at that time.


December:

On December 4th we will host a Breakfast with Santa. This event will most likely be held at Hoffman Beach. There will be a grab and go bagel snack and goody bag for those who register in advance. Each member who registers is asked to bring an unwrapped gift to be donated to Lake Parsippany and Eastlake Schools.

We will also be hosting a BYOB Frost Fest Adult Winter Party on the evening of 12/4. This event will have a \$5 charge per household. The committee will accept donations for the food pantry.

The Events Committee is always looking for new members or volunteers! If you are interested in joining the next meeting please reach out to lppoa.events.committee@gmail.com or contact the lake for more information! If a community member has an idea for an event going forward we would love to hear from you.

Committee Chairs: Brigid Crimmins and Katie Vesper



Committee Members: Marilyn Ammirata, Pulkit Desai, Sangeeta Desai, Jennifer DeStefano, Chrystal Immediato, Darshana Kalavadia, Don Phelps, Deepa Taylor, Bonnie Starr

Note that any events at the beaches after the water is turned off means the restrooms are not available for that event.

Grants Committee

No results so far. Bill provided some information. Danny Desai had meeting with Jay Webber who took our information to put us in touch with a few people who might help find us grants. The discussion has been around “We are taking care of the state water”.

Collections Committee

Need a chair for this committee. Mary Free as a new board member has some background in this field.

Youth committee:

No Report

Strategic Planning

No Report – meeting is due on this.

Budget Committee:

Patty Ellis as incoming treasurer will be heading up this effort. Executive Committee will meet to plan the process. Members of the community are being asked to participate in the budgeting process.

Hardship Committee

By next board meeting looking to have a working model of how this committee will function, keeping community and individual information private. Cannot use LPPOA money for this. Dan had done previous work on this committee with Mary, he will participate and share his information. The questions include how to collect funds, legality of collecting funds, rules around distribution of funds and doing so in a manner that preserves the privacy of the recipients. How do we ensure it is done fairly?

Communications Committee

General Update:

- For the month of October, single email was sent to the members listing all events planned for the month
- Events committee is working on preparing the statistics of all events for 2021, membership attendance for those and the amount spent for each event from the LPPOA budget, once that is ready it will be shared on the LPPOA website
- Updated information regarding all the board positions, which member won which position for what duration etc... has been published on the website

Outreach & communication to members not on social media channels:

- Correlate the list from members registered online on website and the list of total members (2200+) from sanderson data
- Prepare District wise list for member not registered online
- Distribute the list to all district reps as well as seek help from volunteers per district for outreach
- Come up with a sustainable plan for outreach to such members for a regular basis
- Compile a list do-not-call list for members who don't wish to be communicated by LPPOA

Communication Committee Members: Pulkit Desai, Deepa Tailor (Chair), Valay Desai, Bhupendra Parikh

OLD BUSINESS

Property Management

We met last Friday with the property management company. We discussed parameters of what we are looking for from a property manager. We are expecting a draft this week of the agreement as well as recommendation for legal folk who can represent LPPOA in this contract. We will be meeting weekly, starting this Friday. Once provided the draft contract will be emailed to the board.

Saying goodbye to outgoing board members

Pulkit: Thank Danny, John, Tony. You have stuck with us through the whole year and through Thick and Thin. We appreciate that you have met your commitments and have stuck around for your other responsibilities.

Danny: What a journey we have had and Id like to thank a lot of people; it was my honor to serve as the LPPOA board VP. Our president Pulkit Desai has us in good hands. We have made tremendous progress and Id like to thank the community that has supported me for this past year. I have met and made many good friends. If I have said or done anything wrong, I am sorry. Good luck to all of you.

Tarak: Thanks all the outgoing board members. You have been excellent companions. Thanks for all of your service and we will miss you guys.

New Business

Seating the new board members

Each incoming board member was asked to affirm the following:

- **You have read the bylaws**
- **You will act in good faith of the LPPOA and all its members**
- **You understand your fiduciary duties of being on the board**

The LPPOA board of directors hereby certifies the 2021 election.

Nirav Patel to serve as Vice President term ending October 2023

Patty Ellis to serve as Treasurer term ending October 2023

Dan Nazzaro to serve as Recording Secretary term ending 2023

Marilyn Ammirata to serve as District 1 representative term ending 2022

Manisha Mansuria to serve as District 1 representative term ending 2024

Jagdish Prajapati to serve as District 2 representative term ending 2022

Barbara Perentin to serve as District 2 representative term ending 2023

Darshana Kalavadia to serve as District 2 representative term ending 2024

Raul Carandang to serve as District 3 representative term ending 2024

Don Phelps to serve as District 3 representative term ending 2023

Tony Suprum has declined his election to serve as District 3 representative term ending 2022

Harsimran Kaur to serve as District 4 representative term ending 2022

Mary Free to serve as District 4 representative term ending 2024

Directors	Term Ends	Affirm
Nirav Patel, Vice President	2023	X

Patty Ellis, Treasurer	2023	X
Dan Nazzaro, Recording Secretary	2023	X
Manisha Mansuria, D1	2024	X
Marilyn Ammirata, D1	2022	X
Darshana Kalavadia, D2	2024	X
Barbara Perentin, D2	2023	X
Jagdish Prajapati, D2	2022	X
Raul Carandang, D3	2024	X
Don Phelps, D3	2023	X
Mary Free, D4	2024	X
Harsimran Kaur, D4	2022	X

Regarding the By-Laws. Pulkit Motions to move the scheduled vote of the by-laws changes to the December general meeting. We want to give the membership and incoming board members sufficient time and opportunity to review the recommended changes the bylaws. Additionally, this will provide time for the recommended changes to be reviewed by legal counsel. Seconded by Patty Ellis.

Discussion:

Many board members are in favor as it provides time to appropriately review changes and understand them. Confirming we will be using a different attorney than our Lake Association attorney and a different attorney from the contract attorney used to negotiate with the Property Management company. Noting that when we secure a new attorney they will be paid hourly and expect the fee upfront. We are looking at this as a one time cost of approximately \$300.

Directors	Vote
Pulkit Desai, President	Y
Nirav Patel, Vice President	Y
Patty Ellis, Treasurer	Y
Tarak Bhatt, Financial Secretary	Y
Dan Nazzaro, Recording Secretary	Y
Rinam Shah, D1	Y
Marilyn Ammirata, D1	Y
Manisha Mansuria, D1	Y
Barbara Perentin, D2	Y
Jagdish Prajapati, D2	Y
Darshana Kalavadia, D2	Y
Don Phelps, D3	Y
Raul Carandang, D3	Y
Harsimran Kaur, D4	Y
Deepa Tailor, D4	Y
Mary Free, D4	Y

Unanimous

Motion: Pulkit: Motion to appoint Matthew Kilic to Vacancy for district 3. Seconded by Darshana.

Tony has declined his elected position. As a vacant position we (the board) can appoint to fill the vacancy. If the highest voted person were disqualified then it would go to the next in line of votes. We are choosing Matthew Kilic because he

stood for election and received the next highest number of votes. As an appointed person he will be up for election at the next election cycle.

Directors	Vote
Pulkit Desai, President	Y
Nirav Patel, Vice President	Y
Patty Ellis, Treasurer	Y
Tarak Bhatt, Financial Secretary	Y
Dan Nazzaro, Recording Secretary	Y
Rinam Shah, D1	Y
Marilyn Ammirata, D1	Y
Manisha Mansuria, D1	Y
Barbara Perentin, D2	Y
Jagdish Prajapati, D2	Y
Darshana Kalavadia, D2	Y
Don Phelps, D3	Y
Raul Carandang, D3	Y
Harsimran Kaur, D4	Y
Deepa Tailor, D4	Y
Mary Free, D4	Y

Unanimous.

Seating Matthew Kilic for district 3 Rep term ending 2022.

Do you affirm the following:

- **You have read the bylaws**
- **You will act in good faith for the LPPOA and all its members**
- **You understand your fiduciary duties of being on the board**

Matthew does so affirm.

Our board of directors now stands as follows:

Directors	Role	Term Ends
Pulkit Desai	President	2022
Nirav Patel	Vice President	2023
Patty Ellis	Treasurer	2023
Dan Nazzaro	Recording Secretary	2023
Tarak Bhatt	Financial Secretary	2022
Manisha Mansuria	District 1 Rep	2024
Rinam Shah	District 1 Rep	2023
Marilyn Ammirata	District 1 Rep	2022
Darshana Kalavadia	District 2 Rep	2024
Barbara Perentin	District 2 Rep	2023
Jagdish Prajapati	District 2 Rep	2022
Raul Carandang	District 3 Rep	2024
Don Phelps	District 3 Rep	2023

Matthew Kilic	District 3 Rep	2022
Mary Free	District 4 Rep	2024
Deepa Tailor	District 4 Rep	2023
Harsimran Kaur	District 4 Rep	2022

Membership Q&A:

First and Last Name and address

Robert Mittermaier. Will the new attorney require a board vote to hire?

Pulkit: No. We need an attorney right away and we do not have anyone in the queue right now. To wait to November might not be fruitful as we need this attorney to start working right away. In the future when we find an attorney that we will keep for a long time that attorney will be decided upon by the board.

Right now this attorney will be a by-laws attorney. We additionally need an attorney (or attorneys) to review the summary complaint or incorporation documentation, etc. We need an attorney that will represent and understand the DCA, Common Interest Communities. We will need another, different attorney to be a Property Management contract attorney. This will be an independent voice that will not be tainted by the past history and be independent. An attorney will be needed to review our budget information as well. We will keep our existing attorney (Eileen Born) on for any work that she has already been involved in.

If we go with the property management company, they will also provide attorneys to advise. They have a pool of attorneys that could be available to us for different specialty needs. The Legal landscape and framework under which we first started with Eileen has changed. Case Law and Lake Association law are now under DCA authority and not just Lake Association history. Things will be changing moving forward.

Kamal Joshi. A question for Patty, a very important question on an outstanding issue for the prior years. Your committee's review identified a dollar amount that was unaccounted for. More than \$200K. Should we look into this further?


Patty: Yes we should look into these things. The numbers were reported so people were aware. We are unable to give a reason or say what happened to those funds. These records do not exist that we can see.

Mindy Maddox: Is there is a plan to distribute the remaining membership materials?

Tarak: We do not have a specific plan to do for everyone. As people ask for the materials we are coordinating with those individuals to provide them with materials.

Mary Purycki: I Really enjoyed reading the article on the statistics of Lake Parsippany and the history of our community. The article stated that the LPPOA is an HOA. The court rulings actually listed us as a Common Interest community. A house on the road has gone on the market and the realtor has listed it as HOA Fees. What is being done to accurately reflect our community as a Common Interest community and not an HOA?

Pulkit: We are like an HOA but not technically and HOA. We are hoping that a legal counsel can give us better guidance on how to present this.



Dan: Realtors do not have the structure to list a Common Interest community separate from the HOA. All mortgage companies and title companies contact us as HOAs and they do not know or understand the difference between a Common Interest and an HOA.

Pulkit: We do have a standard script that we respond to the Title and Mortgage companies that contact us at the sale of a property. It is more the case that the State and legislature needs to help define / better qualify what a common interest community. It is not our role to educate the professionals. But you bring up a good point and we will update our Website FAQ to include this information. We can also ask our Communications committee to take this on.

And unidentified individual in the chat asked: Why 2018 and 2019 due were not being collected?

Being as this is a good question the board has agreed to respond.

Dan: We were unable to invoice for those years, which would make collection difficult (not impossible). When the lawsuit settled the membership/community was very angry and asked 'what do you need a million dollars for'. The truth is we need those funds to replenish our reserves, to address outstanding maintenance items (e.g. Drewes Beach wall, Johnsons Beach parking lot, Clubhouse plumbing and basement, etc). However at the time the board did not have a list of deferred maintenance and associated costs to provide the community. The board then decided that as a demonstration of our good faith effort in meeting the community part way in those discussions we waived the fee's for those years.

There being no further business to discuss. Motion made to close meeting by Dan, seconded by Pulkit.

Respectfully submitted,

Dan Nazzaro

Recording secretary