

Lake Parsippany Board of Directors Meeting Notes
January 10, 2022

The monthly 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 7:33 PM

Directors	Role	Present
Pulkit Desai	President	Y
Nirav Patel	Vice President	Y
Patty Ellis	Treasurer	Y
Dan Nazzaro	Recording Secretary	Y
Tarak Bhatt	Financial Secretary	Y
Manisha Mansuria	District 1 Rep	Y
Rinam Shah	District 1 Rep	Y
Marilyn Ammirata	District 1 Rep	Y
Darshana Kalavadia	District 2 Rep	Y
Barbara Perentin	District 2 Rep	Y
Jagdish Prajapati	District 2 Rep	Y
Raul Carandang	District 3 Rep	Y
Don Phelps	District 3 Rep	Y
Matthew Kilic	District 3 Rep	Y
Mary Free	District 4 Rep	Y
Deepa Tailor	District 4 Rep	Y
Harsimran Kaur	District 4 Rep	Y

Approval of December meeting motioned by Pulkit, seconded by Tarak. Amend the motion to move approval to Feb board meeting to for review. Seconded by Tarak. All in favor.

Vote on Budget as presented: Motioned by Pulkit, Seconded by Matthew.

Directors	Role	Vote
Pulkit Desai	President	Y
Nirav Patel	Vice President	Y
Patty Ellis	Treasurer	Y
Dan Nazzaro	Recording Secretary	Y
Tarak Bhatt	Financial Secretary	Y
Manisha Mansuria	District 1 Rep	Y
Rinam Shah	District 1 Rep	Y
Marilyn Ammirata	District 1 Rep	Y
Darshana Kalavadia	District 2 Rep	Y
Barbara Perentin	District 2 Rep	N
Jagdish Prajapati	District 2 Rep	Y
Raul Carandang	District 3 Rep	N

Don Phelps	District 3 Rep	Y
Matthew Kilic	District 3 Rep	N
Mary Free	District 4 Rep	Y
Deepa Tailor	District 4 Rep	Y
Harsimran Kaur	District 4 Rep	Y

14 Y, 3 N – Motion Carries.

Fee Structure and Grid Presented:

Pulkit Motions to approve membership offering as presented by Pulkit. Seconded by Raul.

Directors	Role	Vote
Pulkit Desai	President	Y
Nirav Patel	Vice President	Y
Patty Ellis	Treasurer	Y
Dan Nazzero	Recording Secretary	Y
Tarak Bhatt	Financial Secretary	Y
Manisha Mansuria	District 1 Rep	Y
Rinam Shah	District 1 Rep	Y
Marilyn Ammirata	District 1 Rep	A
Darshana Kalavadia	District 2 Rep	Y
Barbara Perentin	District 2 Rep	Y
Jagdish Prajapati	District 2 Rep	Y
Raul Carandang	District 3 Rep	Y
Don Phelps	District 3 Rep	Y
Matthew Kilic	District 3 Rep	Y
Mary Free	District 4 Rep	Y
Deepa Tailor	District 4 Rep	Y
Harsimran Kaur	District 4 Rep	Y

16 Yes, 1 Abstention -Motion Carries.

Pulkit motions to adjourn, Mary Seconds. 9:32 pm

Respectfully submitted,

Dan Nazzero
Recording secretary



Attachments:

Presidents Report

2022 we are embarking on doing what should have been done since I took over as President in October of 2020. Which is to follow the law, what the judge said (he liked the multiple fee structure and thought it was fair) therefore it means we need to look at the community's interest. Taking away voting rights is what got many of us here today. Every year the board must sustain this voting action until it is in our bylaws. Since presenting the budget and fee structure at the last board meeting; few board members have actively engaged the community in responding to feedback. Other board members listened and adjusted the budget and fee structure as best as we could in subsequent work sessions. This demonstrates that we listened and just didn't do what we wanted. We also remembered and reflected on the huge backlash of going to one fee last year. However by providing a choice the board can see the desires of the community over the next few years. This is the right way to move forward.

The LPPOA is here to serve the community at the expense of us having to do some heavy lifting occasionally. Which is what we have done in 2021 when the management of membership and their needs increased to 2200 members. Therefore we have moved forward with FSR (First Service Residential) as our property management company. They have appointed Jim McGann as our Property Manager. He lives not too far from us and he is currently a member of a Lake Association he lives at and on the Board as a Trustee. He has extensive knowledge of lakes and understands lake and water lingo. He managed approx 20 properties including lakes in the NY/NJ area and over seen 30 other properties. I think he will be a good addition to our community. FSR is currently working on managing invoicing and that should be hitting the post office early next week with due date of March 31st.

The board has worked on this for months with many meetings and we are moving forward.

Did they take an active vote from 2200 people for the one tier last year? Or for the voting 'waiver' the year before that? We as elected Board members are in the fiduciary capacity to "act and make all decisions for the community on their behalf".

Does the government or any board once elected - if they want to function as per the Constitution or bylaws take the vote on each matter from the constituency? That will make it impossible to run the operations and render the elected officials totally useless. The Board sought legal advice and are acting as per that advice.

Accusation of we're acting in Personal interest. What as a Board are we gaining from working with the legal advice that says that the pricing is as per PRED, DCA and our deed obligation?

Treasurer

Treasurer's Report 1-10-22			
	12/31/2020	12/31/2021	Inc (Dec)
Chase	\$ 98,440.82	\$ 242,297.65	\$ 143,856.83
Merrill Lynch	\$ 179,098.10	\$ 178,814.34	\$ (283.76)
Accounts Rec	\$ 249,790.80	263,970.69	\$ 14,179.89
2021 Receipts	509,829.83		
2021 Expenditures	\$ (357,476.96)		
	\$ 152,352.87		

Membership

Row Labels	Count of Customer Type
ARREARS	387
EXEMPT-NO BILLING	19
NON RESIDENT-SENIOR	15
NON-RESIDENT	75
OWNER	1257
SENIOR	502
Grand Total	2255



Communication Committee

General Update:

- The Events Committee has compiled statistics of all events for 2021, such as number of attendees and LPPOA budget expended, if any. The information can be accessed via the below links:

<https://docs.google.com/spreadsheets/d/1gRZ5mUX3qWP1-8x-uhy4V1OfoSv1kP9KZ9JxhYuh8-g/edit#gid=0>

https://docs.google.com/spreadsheets/d/1GPYbl4_rri9-UhRZvYV3-t0WoHrmw56T_Fon1XV4RY0/edit#gid=0

- Onboarding for property management company has started. The company is working on distributing 2022 invoices to all members. In addition, members will receive a welcome letter describing the available payment options and other information. An FAQ document that addresses any changes to the website, online payment options and other considerations will be shared, and Other communication will be disseminated, as necessary.

Budget Update:

- After we presented the budget and the membership options at the December board meeting, we received considerable feedback from the community and have made adjustments to reflect that feedback, Further details will be shared in today's board meeting.
- We will publish an updated FAQ document on the budget, membership fee structure and the amenities/perks available for each level in the coming days.
- We will also continue to conduct monthly "Ask Me Anything" sessions, with the primary objective being addressing questions and concerns from the members.

Events

The events committee is continuing to work hard to put together events for our LPPOA members. We are excited to start off 2022 by planning some great events for the LPPOA!

We would like to inform the board of the following events being planned for February/March.

For February

- Adult Valentine's Event: Wine Tasting Feb 12 at the Clubhouse (7:30-9.30pm)
 - The event will be adult's only and the wine tasting will be guided by LPPOA member Ryan Fox- thank you Ryan
 - This event will be capped at 40 people (we are closely monitoring the situation with Covid and if adjustments/postponements have to be made we will make any necessary changes).
 - This event is a BYOB wine tasting event-members participating will NOT be provided wine by the LPPOA
- Kids' Valentine Secret Valentine Exchange (February 13th)
 - This will follow the same format as last year's event where individuals who would like to sign up their child/ren will have to fill out the registration and then their child will be provided with a secret valentine and they will drop off their valentine to their secret valentine on the 13th .

For March

- Holi Event (March 19th 2-4pm) at Johnson's Beach
 - This event will take place at the beach
 - Members participating will be provided with the Holi Colors in order to participate in the celebration!
 - This event is for all members of all ages!
- St Patrick's Day Event (March 12th at the clubhouse 7pm)
 - This is still in the planning stages as we are seeking members of the community who would like to volunteer their time to make this event happen. Please reach out to the events committee if you are interested in volunteering to make this event happen.
 - The original idea was for this to be an Adult's only BYOB but if other members are interested in planning and have other/additional ideas we would love to hear them!

We also started mapping out some events for the future. We will have specific details for the Board when we are close to when these events will occur.

- Flea Market:
- Mother's Day Craft (April 29)
- Cinco de Mayo (May 6)
- Father's Day (6/11)
- Lake Parsippany Day

Many of our events are sponsored by donors throughout the community. If you or someone you know would like to host an event or propose an event idea please let us know!

We would like to thank everyone in the community for your continued support. If you are interested in joining us at our next meeting please reach out to us at lpboa.events.committee@gmail.com. We would love to have you attend!

Committee Chairs: Brigid Crimmins, Chrystal Immediato, and Katie Vesper

Committee Members: Marilyn Ammirata, Jennifer DeStefano, Niral Desai, Darshana Kalavadia, Deepa Tailor, Don Phelps, John Scrivens, and Bonnie Starr