

Lake Parsippany Board of Directors Meeting Notes
March 14, 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 7:30 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, January and February meeting minutes motion by Dan Nazzaro seconded by Patty.

Unanimous, motion carried.

New Business

Motion by Pulkit to Hire Amanda Palomba as beach manager for 2022 with remuneration stipend of \$8,500. Seconded by Dan Nazzaro. Set hours days 11- 7 M-Sa and 12 – 7 Sunday.

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

Unanimous, motions carried.

Motion by Pulkit to adjust late fees, begin April 1 2022. New late fee is a late fee of \$10 per month. Does not impact late fee from prior years. Any outstanding balance triggers a late fee. Seconded by Mary Fee

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

If they are on a payment plan there is no late fee. If you fail in your payment plan all late fees from day one are applied. Table payment plan conversation

Unanimous, motion carried.

Motion by Pulkit to approve a book nook at Hoffman beach outside of the fenced in area open to all members. Seconded by Don Phelps

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

Unanimous, motions carried.

Motion by Marilyn to form a crafting club with Marilyn as President. Meeting once a month on a week night at clubhouse. Seconded by Dan Nazzero

Directors	Role	Present
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	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

Unanimous, motion carried.

Motion to Adjourn by Dan, seconded by Nirav. Meeting Adjourned at 9:58 pm

Respectfully submitted,

Dan Nazzero

Recording secretary

Attachments:
Membership Report

	March	April	May	June	July	August	Sept	Oct	Nov	Dec
Basic	311									
Premium	98									
not paid										
Sub										
Total	409	0	0	0	0	0	0	0	0	0
NPO										
(D5)	9									
Total	418	0	0	0	0	0	0	0	0	0

March 1 invoice date – 25% of our community have paid in two weeks. Credit Card and ACH processed very quickly – Checks sent will take 7 – 14 business days.

Treasurers Report

Due to process of moving accounts from Chase to FSR – Alliance bank these numbers are not available at this time.

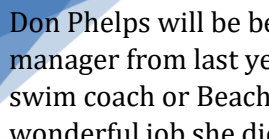
Presidents Report:

Invoices are out. FSR is receiving communications for clarification, as well as Jim McGann our Property manager, board members and our Phone number. Members now have a way to call and get their questions answered. However we learned that no matter how simple we tried to make things with supporting documents that came with the statement; many people are just not reading it. Nobody reads anything and they are just reading the statements and many just want to know what they have to pay. Any additional supporting documents are basically thrown away. This is something that needs to be corrected for next year. We just need a simpler invoice next year.

We have had 5 statements returned so far. FSR tapped into USPS forwarding address so many in arrears actually got this year's statement. There were a few blips which FSR corrected.

Another thing to note is that we were able to save substantial amount of money on insurance by getting the right coverage. Last year due to unnecessary turmoil on the board I was not able to dig into the finer details of insurance as to why are we were paying approx \$75000 for insurance. Well I asked Raul to run with Insurance work. Raul read the entire policy, all 200 pages front to back several times to understand our coverage. He was relentless with emails, phone calls over and over again with several insurance agents and substantial additional research to get us the savings. The one benefit of the membership structure this year is a reduction in cost due to how many people use the beach. We were able to save approx \$30k dollars and have the same coverage. On behalf of the board and myself personally I like to thank Raul for his efforts and hard work in saving the LPPOA approx \$30k. Everyone should appreciate his effort.

Collections process will be started with the assistance from FSR starting this month. We will get together with them and review the process. Which includes 1st notice, 2nd notice before they go into collections.



Don Phelps will be beach liaison this year and we will be working on opening up Hoffmann beach. We have one manager from last year who is returning that is Amanda Palumbo. Rachel Summa will not be returning this year as swim coach or Beach Manager. I like to thank her for letting me know ahead of time and I want to thank her for a wonderful job she did last year. So we're looking for an additional Beach Manager and Swim Coach. As mentioned last year every community goes through a hiring crunch every few years. While we have been fortunate to have the same people for many years; things inevitably change every few years. People age out, move out, life changes and this problem is cyclical.

Credit Card Fees. We use to pay this fee for credit card processing. Which means while LPPOA paid this fee it was really part of the budget that everyone paid. So in the past if you paid via a check you are actually paying for this indirectly. So this year if you pay via ACH or paper check you are just paying your actual fees. So the credit card fees you see this year goes to ClickPay to cover the credit card payment processing fee.

Dragon Boat will be given a contract; they have agreed to our initial terms; we're still working out the details. Basically they will be allowed to use our facilities for a set sum with a multi-year contract so any changes in the leadership on the board will not impact them and will give them advance notice to walk away from our facilities. I think this is a good thing since we have a group of people who do want to use our lake for their training and provide us with some revenue.

This was done because we are now a community of 2200 on paper. Many are dismissive of this whole easement and many fully understand that LPPOA is the only thing in our community that will keep your property values up. So pass the word and ask people to pay attention. The only people who come to this meeting are new members, people who want to get involved and people who have been involved in LPPOA activities for years. I thank you all and please help all of us get the word out to at least pay attention to things you received in the mail.

Finally as Covid is waning I like to have in-person meeting hopefully in the future. I am still not comfortable for other board members and the community but it is something I am thinking about. In the meantime I plan to be at the CH one day a weekend for people to come and ask me questions in person. Completely optional for board members; they can come as they please. I like to call this Coffee with the President. Bring me your questions and I will answer them just like I do at the AMA.

Thank you.

Fishing club

We have not been able to have the fishing stocking event the last 2 years do to Covid, but we will be having the event this year.

The fishing stocking event will take place on April 2nd and the event will start at 4 pm.

The stock truck is scheduled to arrive between 4:30 and 5:00 PM. Make sure to get to the boathouse early so you don't miss the event.

All are welcome and we encourage our young anglers and the young at heart anglers to help us stock some of the trout. We will put a couple of nets of trout in a large cooler so our young anglers can help with the trout stocking.

The fishing club will provide drinks and snacks.

We will be stocking 380 12-to-14-inch trout and 8 trout that are 17 + inches. Some of these large trout could have a prize associated to them. So, if you catch a tagged trout please report the tag number, weight, and length, if you can.

We are also looking for generous people to sponsor some trout by donating a prize to one of the large trout.

There will be 1 additional large trout stocked in memory of my dad. There will be at least a \$50 dollar prize associated to this trout and if someone 14 or younger catches this trout, they will get a bonus prize also.

Opening day of New Jersey's Trout season is, 4/9/2022 at 8 am. This year we will not close the lake to fishing for a week, but any trout caught must be release. This is not an LPPOA rule, this is a New Jersey angling regulation.

Ellen Law has stepped up to become president of the Lake Parsippany Fishing Club. Ellen has some great and fresh idea's for the club. So stay tuned for additional info. I will stay as a liaison to the fishing club for now.

Events Committee:

Events Committee - March 14 - BOARD MEETING REPORT


The events committee is continuing to work hard to put together events for our LPPOA members. We would like to inform the board of the following events being planned for March/April 2022.

March 2022

- 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 members of all ages!
 - Members can register online and it will be \$5 per family.
 - Please keep a lookout for the flyer for more details!

April 2022

- Lake Cleanup Day (for Earth Day) April 23rd beginning in the morning into the afternoon
 - There will be a flyer sent out soon in order to register!
 - Members that are high school students can earn NHS (National Honors Society) service hours for this event!
 - Members can take part in helping our lake community by participating in a Spring Cleanup!
 - Please keep a lookout for the flyer for more details!
- Mother's Day Craft Event: April 30th tentative time will be from 10am-12pm
 - The event will take place at the clubhouse
 - There will be a max of 30 children for signup

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- Please keep a lookout for the flyer for more details!

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:

- Cinco de Mayo (May 6)
- Garage Sale (June 4 RAIN DATE June 5)
 - Thank you to Loren Arrowsmith for helping to lead this event.
 - There will be information regarding registration coming soon!
- Father's Day Craft (June 11th)

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 lppoa.events.committee@gmail.com. We would love to have you attend!

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

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

Communications Committee:

- Members would have received the 2022 membership due invoices from FSR along with a welcome letter describing the available payment options and other information, request to all members to thoroughly read the same, it will answer most of the questions you may have and save you the time to have to make a call for clarification.
- An FAQ document update is in progress. We will publish it as its ready.
- As the invoices are out and membership payments is in progress, the tech committee members will be working with FSR technical team on further migration of the information and content from Wild Apricot site to FSR Connect Portal, however it will take time to get things completely migrated, we ask that the members be patient while we work through the same.
- We will continue to conduct monthly "Ask Me Anything" sessions, with the primary objective being addressing questions and concerns from the members.