

Lake Parsippany Board of Directors Meeting Minutes April 10, 2023.

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
Nishan Seal	Treasurer	A
Dan Nazzaro	Recording Secretary	Y
Tarak Bhatt	Financial Secretary	Y
Manisha Mansuria	District 1 Rep	Y
Rinam Shah	District 1 Rep	Y
Manoj Patel	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	A
Don Phelps	District 3 Rep	Y
Mousami Shah	District 3 Rep	A
Mary Free	District 4 Rep	Y
Deepa Tailor	District 4 Rep	Y
Thomas Wall	District 4 Rep	Y
Jim McCaan / Angela Pomponio	FSR – Property Manager	Y

Motion to Approval of meeting minutes from March board meeting by dan seconded by Tarak

Unanimous no objections

Membership Report

Basic – 1,222 56%

Premium – 272 12%

Non-Property Owner – 40

658 unpaid

Treasurer Report

Operating \$379,221.43

Reserve \$212,226.29

Other operating \$449,794

Other Reserve 189,359.00

FSR

Membership inquiry, payment

Waste pickup

Security camera

Wooden fence being repaired

Accounts paid basic have been credit

Regal has been to inspect the basement / crawl

Working with treasurer and FSR accounting

Life guards and beach managers - interviews and continued search

Correspondence

Directors	Correspondence
Pulkit Desai	Anonymous donation for Ping Pong Table (\$350) for the Table Tennis team. Old table tennis. Ladies club donated \$200 for Volunteer, Fish Stocking event ended earlier than expected, request for financial information, member wants to build own boat rack, Small Claims claim to LPPOA to not pay being addressed by legal
Nirav Patel	none

Nishan Seal	
Dan Nazzero	Membership materials, payment process, garbage cans, eagle project
Tarak Bhatt	Fundraiser PHHS softball request for donation (day pass or upgrade), family wants to join Hub Lakes activities looking for contact, can we put out boats without boat tags, membership materials
Manisha Mansuria	None - Kayak and Sailing Club inquiry.
Rinam Shah	Few inquiries about membership payment
Manoj Patel	none
Darshana Kalavadia	
Barbara Perentin	none
Jagdish Prajapati	none
Raul Carandang	
Don Phelps	Member payment issues, building boat rack
Mousami Shah	
Mary Free	Realtor requesting information to hand out in open house and closing.
Deepa Tailor	none
Thomas Wall	none
Jim McCaan / Angela Pomponio	

Old business:

None

Member Q&A - Nothing

New Business

Motion by Pulkit to approve \$1,100 from snow plow for electrical in back room to be taken from the Snow Removal line item, seconded by Thomas.

No objections - motion carries

Motion by Pulkit that all committees must submit reports to board at least 1 day prior to board meeting, seconded by Thomas.

Pulkit amended Motion all committees must submit reports to the Board on the Thursday prior to the board meeting, seconded by Thomas.

No objections - Motion carries.

Deepa will communicate this to all committees.

Pulkit Motion to Adjourn, seconded by Deepa
9:18 pm

Attachments:

Presidents Report

April is here and spring preparations are on their way. Water will be turned on at all the beaches end of this month. Hiring for the beach continues. Earth day cleanup is scheduled for Saturday April 22nd. The fish stocking event was delightful. We lucked out with the weather. All these things are good signs that we will enjoy Spring and head into hopefully an early Summer.

Just last night there was a story by John Oliver about HOAs and how certain HOAs enforce their by-laws and rules to the extreme. Fortunately we are a common interest community and we have no such rules that many HOAs receive negativity for. The most violation that I see that we have that are not strongly enforced are Parking and Boat Tags. Which we plan to do this year with our Security Committee. We are working on forming one to make sure only member gets to enjoy what they pay for and non-member have an opportunity to become members.

Badges, parking and boat tags will be mailed soon to every member in good standing. Please use them. We will tow cars and confiscate boats this year if we find anyone violating LPPOA rules.

Furthermore I look forward to the Volunteer Recognition Committee event at the end of the month. I can proudly say all who are nominated has never refused me or the board in any way when we needed help. The focus from everyone has been the entire community, it is part of our success, and it shows we all work together caring for the entire community.

To continue to be successful, we need volunteers. None of this would be here if it wasn't for past volunteers. I think we owe it to ourselves and future generations to keep, maintain and improve our Lake Parsippany and all that it offers.

Water to be turned on end of month

Hiring continues

Earth day cleanup event

Fishstocking was awesome

John Oliver had a comment on HOAs - fortunately that is not our type of association.

Towing is coming - use your parking tags and boat tags

Volunteer Recognition Committee event

We need Volunteers - none of this would be here without past volunteers

Beach Manger

Off Season - Four life guards to be hired, several being interviewed, we approved Joe last month and we interviewed one other candidate and one more pending interview.

Clubhouse Manger
Quaterly 8914.96
April is booked up, with many

Maintenance - sand at hoffman, wall cleaned up for us at no additional cost
Clubhouse basement is being scoped, public drain on private property we spoke to property owner to allow us to use that drain. Clubhouse Wifi is working but needs work to make it right.
Tress cleaned up by first energy were left on property - they will be returning to remove them.

Water Quality - testing begins next month

News and Views - being published on time - get your articles in.

Security - Boat Auction for two confiscated boats - \$175 Looking for participants in Security Patrol. Training meeting to be scheduled shortly.

Fishing Club - Trout Stocking 4/1 on a rainy day but the rain stopped during the stocking. 25 - 30 members showed up, MVTs (Most Valuable Trout Stockers) - our young people who help with the stocking. 340 trout 12-14", 7 17+", Several sponsored. A 23" trout for the memory of Brian's Dad. Next meeting will have list of all sponsored trout. Saturday was opening day trout contest - very good turnout of 20+ anglers including Grandfather, Grandson, Great Grandson, Grand daughter and Grand father. Winner was 13.5" tout was Joey Brennen who is 3 years old. Apologies that stocking was not communicated - we are at the whim of the hatchery (coming from Asberry area). Bass contest in May, more to follow.

Sailing and kayak are in drydock
Swim club - nothing
Book club - nothing

Hublakes - Lake maintenance - Mike Fabricant - no geese nests yet. They will nest up to two miles away. Seasonal treatment in coming weeks.

Scheduleds have been distributed to the coaches, darts in third moving to playoff. Team replaced bulbs and donated fixtures, horseshoe practice is coming, mens softball team looking for insurance information to reserve town fields, all sports inquiries responded, are docks ready for swim team? Hardware for docks needed to be ordered and installed.

Carom
Model
Yacht
Open mic
yoga

Events Committee
No report

Communications Committee

Membership materials and beach access will be communicated in the coming weeks

Technology Committee

Creating a repository for DR for the LPPOA and procedure manual

Membership Committee

Creating list of first batch of membership material to be sent out. 1,500 paid memberships will be mailed out shortly. Demo of how the access tool will work so all committees and clubs can track usage and events. Will help with Liquor license. Expect last week of April or First week of May.

Several of the one day passes were over used by members and those members were billed for the extra usage.

Each member gets boat tags based upon last year - if you need more or are new to boat ownership they need to go to clubhouse and get from FSR. Those are included in the membership materials being sent out.

Volunteer Recognition Committee

Bob Mittermier was not contacted

Report of the Volunteer Recognition Committee –April 2023 Board Meeting

Members: Paul Cecala (Chair), Christie Gardner, Sangita Desai, Marilyn Ammirata

Pre-script:

Last week, the Chair of this committee received an email from the President requiring that this committee provide written reports to the board not later than the Fri prior to the next board meeting. The Chair of the committee has specifically defied this requirement due to its discriminatory nature as another example of this board trying to harass, bully and intimidate members of the association. If and when all committees, clubs, and teams are required to do so, this committee will comply. Until then, this chair will provide its reports at its own timing.

It is shameful that this committee, which has consistently provided its reports in writing prior to the start of each month's board meeting, be singled out in this way. A simple review of the board's approved minutes shows that this committee has provided written reports prior to the start of the board meeting to a level that is exemplary in comparison to all others (especially those groups led by board members) whose reports are often only verbal if provided at all.

Meeting notes:

The Committee met twice this past month. The planning of the volunteer recognition event continued. Individuals being honored have been personally invited to the event. Don Phelps has been asked and agreed to MC the event. The evening's agenda was created.

Regarding funding:

The costs for the recognition plaques and gifts came to approx. \$1200. Paper goods, simple decorations, appetizers, cake, coffee, and soft drinks are estimated to cost an additional \$400.

The committee is grateful to an anonymous donor for \$1000 and the Ladies Club for \$200. In order to cover as much of the remaining cost as possible, the 4 members of the committee have committed to contributing some of the additional funds. However, these donations will not allow for appetizers and soft drinks leaving cake, coffee and tap water to be served.

The committee has been told there is no available funding from the events/activities committee nor the Association's budget leaving the committee unable to fund the event.

The committee is committed to making this as celebratory as possible despite the actions and comments of the board to take away the joyful opportunity to express the community's appreciation to its neighbors for all their volunteerism in improving our community.

Post-script:

In the past 3 months members of this board have done and said many things which have questioned the ethics of this committee by scrutinizing the committee's work in ways that seem to go further than the board scrutinizes other committees, teams, and clubs. It is extremely dejecting and disheartening that the inappropriate communications of 3 particular board members are so petty as to put their personal desires ahead of the unbiased work of a committee appointed by, and with a written charge approved by the board.

Sadly, instead of this event and committee serving to motivate others to volunteer and get involved, this board's actions have served to so disenfranchise 2 members of the committee, that they will end their participation in the committee and volunteer activities for the Association as of May 1st.

By Laws Committee - bylaws committee legal review this week and cmte meeting next week.

Hardship Committee - nothing to report

Grants Committee - nothing to report

Collections Committee - meeting with Legal to review our past resolutions and our proposed collections process / criteria.

Water Quality and Lake Vitality Committee - nothing to report - lake cleanup coming - providing volunteer hours.

Financial Review Committee - only two volunteers - bylaws require three - we need to conduct an audit to replace the financial review cmt.

Youth Committee - member has expressed interest in being chair and

Election Committee - nothing

Strategic Planning Committee - nothing

Budget Committee -nothing

Liquor License Committee - met several times and visited several lake clubs, lots of data, putting together a proposal to include costs and security. Treasurer is including how to itemize our financials.