

Lake Parsippany Board of Directors Meeting Minutes June 12, 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 at 7:30 PM

Directors	Role	Present
Pulkit Desai	President	P
Nirav Patel	Vice President	P
Nishan Seal	Treasurer	P
Dan Nazzaro	Recording Secretary	P
Tarak Bhatt	Financial Secretary	P
Manisha Mansuria	District 1 Rep	P
Rinam Shah	District 1 Rep	P
Manoj Patel	District 1 Rep	P
Darshana Kalavadia	District 2 Rep	P
Barbara Perentin	District 2 Rep	P
Jagdish Prajapati	District 2 Rep	P
Raul Carandang	District 3 Rep	P
Don Phelps	District 3 Rep	P
Mousami Shah	District 3 Rep	P
Mary Free	District 4 Rep	P
Deepa Tailor	District 4 Rep	P
Thomas Wall	District 4 Rep	P
Jim McCaan / Angela Pomponio	FSR – Property Manager	P

Dan motions to approve meeting minutes from April and May board meeting seconded by Tarak

No Objections Motion carries

Membership Report

Basic 1,320  
 Premium 277  
 D5 59  
 Unpaid 513

Treasurer Report

Date	Account Description	Bank Account # Ending in	Balance	Source	
5/31/2023	Alliance Association	4424	266,583.22	Bank Statement	Operating
5/31/2023	Chase Operating	3748E1	16,306.71	Per Cash Rec and Bank Statement	Operating
5/31/2023	Metropolitan Operating	3748M1	201,419.41	Per Cash Rec and Bank Statement	Operating
5/31/2023	Enterprise Reserves	3748E1	187,748.55	Per Cash Rec and Bank Statement	Reserves
5/31/2023	Alliance Reserves	3748A1	5,520.34	Per Cash Rec and Bank Statement	Reserves
5/31/2023	Webster Reserves	3748R1	23,058.44	Per Cash Rec and Bank Statement	Reserves
	<b>Total</b>		<b>700,636.67</b>		
	<b>Total Operating</b>		484,309.34		
	<b>Total Reserve</b>		216,327.33		

Annual audit is being performed, because we did not have sufficient volunteers we have engaged an accounting firm of CPAs for auditor firm. The audit will be a few weeks late in being completed, not expected to be completed by July board meeting.

Correspondence

Directors	Correspondence
Pulkit Desai	NPO inquiries, Membership Material, Click-Pay email inquiry (sent to FSR), Follow up on Additional Benches, Fisherman harassed while fishing in area they shouldn't have been, FSR Intern Thank You letter, 340 Lake Shore Dr owner seeking reimbursement for tree damage from 2003, 600 Lake Shore Dr member seeking permission to build fence on LPPOA property, Beach Opening dates
Nirav Patel	Block party on Holland Rd - good comments about the board from that block

Nishan Seal	None
Dan Nazzaro	Beach opening (why dont we do Memorial Day), Water Treatment, Goose Addling, Poor management - Incorrect payment notices, Not enough garbage cans, request for fence on LPPOA property, Membership materials - didnt get, need more boat tags, need more parking passes.
Tarak Bhatt	Material distribution, requests for NPO membership, NPO received an arrears invoice
Manisha Mansuria	Kayak Club inquiry
Rinam Shah	None
Manoj Patel	None
Darshana Kalavadia	None
Barbara Perentin	None
Jagdish Prajapati	None
Raul Carandang	None
Don Phelps	Beach Opening, life guard inquiries, Membership Material
Mousami Shah	None
Mary Free	Membership Material, FSR hours,
Deepa Tailor	None
Thomas Wall	Hoffman beach is looking great
Jim McCaan / Angela Pomponio	

Old business:

Communication - please arrange a meeting for website update

Tech team no meeting

New Business

Don Phelps motions to approve the 12 summer lifeguards Seconded by Thomas Wall

Marcus Stanler  
 Emma Roland  
 Audy Yain  
 Chaves  
 Adubato  
 Nolan  
 Adubato  
 Justin hoffman  
 Amanda hoffman  
 Charlet shoza

Schedule to be determined by beach managers  
 All have certification, all on payroll as hourly lifeguard (no Beach Aide)

No Objections - Motion Carries

Motion to reaffirm all committees and chairs seconded by Deepa

Committee	Committee Chair
Communications	Deepa Tailor
Membership	Tarak Bhatt
ByLaws	Pulkit Desai
Welcome	Manisha Mansuria
Lake Maint. Vitality	Rinam Shah
Events	Crystal Immediato
Grants	Mahesh Prajapati
Collection	Mary Free
Youth	Neha Shah
Strategic Planning	Pulkit Desai
Hardship Committee	Mary Free
Budget Committee	Nishan Seal
Scholarship	Marilyn Ammirata

Security Committee	Tony Suprum
News & Views	Darshana Kalavida
Liquor License Committee	Pulkit Desai
Tech Team	Deepa Tailor
Election	Pulkit Desai

No Objections - Motion Carries

Member at 340 Lake Shore dr is looking for reimbursement for tree work from 2002 (21 years ago).

No Objections to the decision to not approve the request.

Member at 600 Lake Shore dr is looking for approval to install a fence across LPPOA Property.

No Objections to the decision to not approve the request

The following motion has been tabled for further discussion.

**LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION, INC.**

**REPEAL OF JANUARY 2020 RESOLUTION PERTAINING TO  
COLLECTION OF DUES AND ASSESSMENTS**

**WHEREAS**, pursuant to the Association’s By-Laws in Chapter IV, Article 1 (“By-Laws”), the manner for collecting from members of their respective shares of the common expenses shall be at the discretion of the Board of Trustees (“Board”), and compliant with the By-Laws; and

**WHEREAS**, pursuant to Chapter IV, Article 2 of the By-Laws, each property owner, by deed of transfer or other conveyance of property, shall be deemed a member of LPPOA and shall be responsible to pay to LPPOA all dues, assessments, fines, penalties, late payment charges and costs of collection (including attorney’s fees) as provided in the By-Laws, or in other Rules, Regulations, and policies of the Board, as may be implemented from time to time; and

**WHEREAS**, Chapter VII, Article 3A of the By-Laws empowers the Board of Trustees with the general management and control of all property in the LPPOA and all the powers, duties and functions necessary for the proper conduct and administration of the affairs of the

Association;

**WHEREAS**, Chapter VII, Article 3A of the By-Laws authorizes the Board to adopt, amend, and enforce reasonable administrative rules, regulations and policies related to the operation, use, maintenance and enjoyment of the common properties; and

**WHEREAS**, the Board previously adopted a resolution pertaining to collection of Assessments and dues on January 22, 2020, which provides that members not in good standing status be subject to collection efforts for 2018 and 2019 Assessments; and

**WHEREAS**, the Board has determined that it is in the best interest of the Association to repeal the January 22, 2020 Resolution.

**NOW, THEREFORE, BE IT RESOLVED** that the January 22, 2020 is hereby repealed.

This Resolution is adopted this day of , 2023, by the Board of Trustees of the Lake Parsippany Property Owners Association, Inc.

*[Signatures to follow]*

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**ATTEST: LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION, INC.**

\_\_\_\_\_  
,Secretary

STATE OF NEW JERSEY :

: SS

COUNTY OF MORRIS :

I certify that on \_\_\_\_\_, 2023, personally came before me, \_\_\_\_\_, and that this person acknowledged under oath, to my satisfaction, that:

1. this person is the Secretary of Lake Parsippany Property Owners Association, Inc., a nonprofit corporation of the State of New Jersey named in this document;
2. this person signed this document as attesting witness for the proper corporate officer who is \_\_\_\_\_, the President of the corporation;
3. this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
4. this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees; and
5. this person signed this acknowledgment to attest to the truth of these facts.
6. This Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present of the members of the Board of Directors to vote on this matter.

\_\_\_\_\_  
, Secretary

signed and sworn to before me this

\_\_\_\_\_ day of \_\_\_\_\_, 2023

\_\_\_\_\_  
Notary Public

Dan Motion to Adjourn, seconded by Darshana Kalavida  
9:08 pm



Attachments:

### Presidents Report

Beach is scheduled to be opened Saturday June 17th pending town inspection and water quality test results. We are fully staffed. I like to thank Don Phelps, Dan Nazzaro, Jim, Angela and Bill Sempier and his crew for getting everything ready. An announcement will be made once we are ready.

The flea market on Sat June 3<sup>rd</sup> was a success and I like to thank Chrystal, Don and Melanie for their incredible hard work. I personally loved visiting everyone, meeting new people and seeing some familiar faces from the past. Every table was unique and the prices were reasonable.

Badges have been mailed. We will announce this week when people can come pick them up at the Clubhouse. I like to thank Nirav and Tarak for an incredible job with the membership materials this year. I have received nothing but positive comments.

Moving along, on Thursday June 8th I had an email conversation with Thomas Wall, Dan Nazzaro and Bill Sempier about the request from the new property owner of 600 Lake Shore Drive requesting he be allowed to install a fence on Lake Property. The owner sent a copy of his survey showing the areas he wanted to fence in. All 4 of us agreed that this is not anything we can allow.

I wanted to get a better understanding of the survey and how they work. Both Bill and Thomas met with me on Friday June 9th. We walked the entire area. Thomas showed me all of the property markings on the survey using a measuring tape. The owner's survey clearly shows his property lines.

Bill sent me an encroachment letter template he has used previously, along with a completed letter. I intend to send it to the property owner tomorrow via certified mail informing them that the LPPOA will not allow for a fence or any other encroachment be built on Lake Property.

I also invited board members to the property to give them a better understanding of this issue.

On Social media I have heard two things I like to mention.

One, beach opening on Memorial day weekend. Things have changed last few years with the dynamic of people working summer jobs. Also we no longer have Volunteer Membership Drive events due to the nature of our new association. We will see what we can do for next year weather and staff permitting. If we can get lifeguards committed to working Memorial day weekend and next few weekends until school ends we will certainly try.

Second is a standard line I keep seeing on social media is "the board is working on it."

Well when issues happen, we obviously have to look into it and work on it. How else are they supposed to get resolved? Yes we had issues with late notices that went out and email from Clickpay and we need to research. Sometimes things are complex and we have to get to the bottom of those issues and that takes time, some are not in our control so we have to work on it or look into it. That is how things work. Regardless of issues the board has received nothing but positive feedback in how we have handled them.

In closing, from events, to beach opening, to badges; none of this can be done without volunteers and I like to thank you all. I hope to see you all at the beach this summer.

## Property Manager Report

FirstService Residential now has management at the club house now 5 days a week through the summer. A sign indicating on-site days/hours has been put on the club house front door, thank you Mary Free.

Currently, we are working on:

- Finalizing the lifeguards for the upcoming season
- Helping owners with their membership accounts
- Finalizing badge/car tag distribution with membership committee
- Working on getting proposal from Bob Bailey on water remediation at the club house. This is part of the total project, with the other being the proposal received from Regal Restoration.
- Annual audit fieldwork requests with Mirra & Associates
- Await CH fence painting dates from maintenance vendor

Recently completed was:

- Many repairs recently completed at the beaches:
  - Front sign plywood at entrance gate at Hoffman beach replaced
  - Check-in stand received new roof and wood repairs
  - Birds nests removed in Hoffman beach office
  - Peeling paint scraped/painted in bathroom at Drewes
  - Tree removed along fence
- Purchasing card application for the association has been submitted to corporate for processing
- 102 phone calls over the last month responded to via CH manager and call center
- Inspected Dam and other common areas with Pulkit that need tree/brush removal, weeds removed and/or sprayed. Will schedule vendor to address this work.

With regards to electronic payment reminders being sent out by ClickPay, this issue was thought to be resolved previously. Reminders cannot be completely turned off in the system so it was set to an annual reminder as a solution. FirstService corporate accounting is working on a new solution with ClickPay support.

Committee Reports:

Communications: No Report Provided

Membership: No Report Provided

ByLaws

**LPPOA Committee Report**

Name of Committee	Bylaws Committee
Name of Committee Chair	Pulkit Desai
Name of Board Member Liaison	
Meeting Date/Time	Wednesday May 10, 2023 at 7:00 pm
Meeting Location	Zoom
Monthly Recurring Meetings	No
<b>Committee Members</b>	
Pulkit Desai	Present
Tarak Bhatt	Present
Marilyn Ammirata	Present
Bill Sempier	Present
Sebastian Ostolaza	Present
Jeffrey Starr	Present
Mary Purzycki	Absent
Sangeeta Revankar	Present
Danny Desai	Absent
Raul Carandang	Present

**Board Meeting Update:**

We meet with lawyers to get questions asked of her draft opinion of weather the CH is in easement or not. The meeting was not productive due to unexpected additional material committee members didn't provide to legal. So all materials have been gathered and sent to legal.

**Committee Meeting Notes/Action Items (If/as Applicable):**

**1) Summary of Topics/Agenda discussed**

- QnA of draft opinion legal provided with legal.

**2) Summary of conclusions**

- Legal was unaware committee members will be using additional information to disagree with opinion provided. Therefore they said they will listen to whatever they have to say and that once these additional materials are provided they will get back to us with an update.

**3) List of next planned meetings / next steps / open topics / outstanding information**

- Awaiting Legal Opinion – next meeting will be in June

**4) Next Steps if any**

- TBD

Welcome

**LPPOA Welcome Committee Report – 06/08/2023**

Name of Committee	Welcome Committee
Name of Committee Chair	Manisha Mansuria
Committee Members	Barbara Perentin, Mary Free, Tarak Bhatt
Name of Board Member Liaison	NA
Monthly Recurring Meetings	NA
Last Meeting Date/Time	March 2023 at 8:00 pm
Meeting Location	Phone call

**Board Meeting Update:**

**Committee Meeting Notes/Action Items (If/as Applicable):**

**1) Summary of Topics/Agenda discussed**

- Discussed the getting the new list of homeowners from township for next phase
- Distribution of portfolios

**2) Summary of Meeting**

- Meeting was attended by Mary Free and Manisha Mansuria.
- Few phone calls were done in between to deliver the portfolios.
- About 25 portfolios were delivered to new homeowners by Mary, Barbara and Manisha.

**3) List of next planned meetings / next steps / open topics / outstanding information**

- To be scheduled in June/July

Lake Maint. Vitality

**LPPOA Committee Report**

Name of Committee	Lake Vitality and Maintenance Committee
Name of Committee Chair	Rinam Shah
Name of Board Member Liaison	Rinam Shah

Meeting Date/Time	Wednesday May 16, 2023 at 6:30 pm
Meeting Location	In-person @ CH and then around the lake
Monthly Recurring Meetings	Yes
<b>Committee Members</b>	
Pulkit Desai	Present
Thomas Wall	Present
Rinam Shah	Present
Bill Sempier	Present
Michael Fabricante	Present
Tony Suprum	Absent
Pat De la Fuente	Absent
Mary Purzycki	Absent

**Board Meeting Update:**

Committee met at the CH and took a walk around few spots i.e. the Boat House, Johnson Beach and by the Dam/Bridge Area. Members discussed the work required at each spot and identified what needed to be worked on.

**Summary of Topics/Agenda discussed**

**Club House:**

- Birds nest in Exhaust fan
- Exterior Drainage
- Interior Drainage and Mold remediation
- Fence Completion

**Dike Number 1:**

- Cracked on the walkway/cap of dike – town is responsible - across from CH
- Rocks across the CH should also be done by the town, it’s called cap for walkway. Water can blast if not repaired. Last was done in around 2017-2018

**Boat House:**

- Paint the metal or replace dock by boat house, option to keep pilings & frames & build a new pressure treated one on top, don’t need to do steel
- Fill with dirt behind the caps at boathouse
- Gutters on Roof @boathouse needs to be installed
- Perform deeper dive inspection of building for repairs and painting

**Johnson Beach:**

- Wood caps to be replaced with aluminum & fill in with dirt including parking lot
- Address parking lot flooding

- Fill behind bulkhead with dirt where needed
- Cut/trim all the bushes/bulkhead or wait a year by Johnson beach
- Remove all debris from the ramp including all the old fence material and water jugs
- Broken gate
- Trim/cut trees by the fence as well as bench/swing set
- Scrape and paint benches
- Perform deeper dive inspection of building for repairs and painting

**Dam/Spillway/Bridge:**

- Everything inside the fence that is growing along both sides and within the spillway needs to be removed
- Fence needs to be replaced/safety issue by the spillway
- Anything grown by the rocks - left/right of the bridge needs to go before inspection
- Property right by the bridge needs to be cleaned up completely before inspection - around oct. - Suggest scarifying the area and planting grass one-time expense
- Grass gets cut once/month on the side by the dam/bridge -- 7 times/yr
- Before inspection - all the rocks/vegetation needs to be cleared
- Ask Chris to put spray for vegetation by the rocks
- Signs poles need to be fixed
- Paint the bridge -- try asking town. Determine if paint is lead based before starting.
- Repave cap of main

Events

**LPPOA Events Committee Report – 05/12/2023**

Name of Committee	Events Committee
Name of Committee Chair	Chrystal Immediato
Committee Members	We are in the process of updating the current list of members to reflect active participation.
Name of Board Member Liaison	Don Phelps
Monthly Recurring Meetings	Yes
Last Meeting Date/Time	5/2/23
Meeting Location	Zoom

**Board Meeting Update:**

The events committee is continuing to work hard to put together events for our LPPOA members. We would like to inform the board and community of the following events being planned:

- **FIREWORKS VIEWING PARTY** – Beat the crowds and join us on 7/4/23 to watch the town fireworks from Drewes or Johnson Beaches.
- **BIG JEFF CHILDREN'S CONCERT** – Join us for our annual children’s concert with Big Jeff. More details to follow – Save the Date: 7/7/23
- **SUNSET SOIREE**– 7:00 - 10:00 PM Johnson Beach - Open to members in good standing- ADULT ONLY BYOB
- **Events in the Works:** Family Fun Day, Rock the Beach Concert, Water Lantern Launch & many more!

Watch your emails or on the LPPOA Facebook page for flyers or more details regarding these events. If you are interested in joining us at our next meeting, please reach out to us at [lpboa.events.committee@gmail.com](mailto:lpboa.events.committee@gmail.com). We meet virtually the first Tuesday of each month.

Grants - No Report Provided

Collection

**LPPOA Committee Report**

Name of Committee	Collections Committee
Name of Committee Chair	Mary Free
Name of Board Member Liaison	Mary Free
Meeting Date/Time	None
Meeting Location	None
Monthly Recurring Meetings	No
<b>Committee Members</b>	
Pulkit Desai	
Mary Free	
Nirav Patel	
Tarak Bhatt	
Nishan Seal	
Deepak Chandak	
Mukund Parikh	
Sebastian Ostolaza	

**Board Meeting Update:**

**This committee has not met**

**Committee Meeting Notes/Action Items (If/as Applicable):**

- 1) Summary of Topics/Agenda discussed
- 2) Summary of conclusions
- 3) List of next planned meetings / next steps / open topics / outstanding information
- 4) Next Steps if any

Meeting with Legal to complete the process, we must rescind the 2020 resolution at tonights meeting.

Youth - no formal report provided  
Meeting - new members are joining

Strategic Planning  
**LPPOA Committee Report**

Name of Committee	Strategic Committee
Name of Committee Chair	Pulkit Desai
Name of Board Member Liaison	
Meeting Date/Time	No meeting held
Meeting Location	
Monthly Recurring Meetings	No
<b>Committee Members</b>	
Paul Cecala	
Bill Sempier	
Jeff Starr	
John Scrivens	

**Board Meeting Update:**

This committee has not meet in a while. I plan to meet with them in the future. Time unknown at the moment.

**Committee Meeting Notes/Action Items (If/as Applicable):**

- 1) Summary of Topics/Agenda discussed
  -
- 2) Summary of conclusions



- 
- 3) List of next planned meetings / next steps / open topics / outstanding information
  -
- 4) Next Steps if any
  -

Hardship Committee

**LPPOA Committee Report**

Name of Committee	Hardship Committee
Name of Committee Chair	Mary Free
Name of Board Member Liaison	Mary Free
Meeting Date/Time	None
Meeting Location	None
Monthly Recurring Meetings	No
<b>Committee Members</b>	
Pulkit Desai	
Mary Free	
Dan Nazzaro	
Mary Purzycki	

**Board Meeting Update:**

This committee has not met

**Committee Meeting Notes/Action Items (If/as Applicable):**

**1) Summary of Topics/Agenda discussed**

None

**2) Summary of conclusions**

None

**3) List of next planned meetings / next steps / open topics / outstanding information**

None

**4) Next Steps if any**

None

Budget Committee - did not meet, working on 2024 budget

Scholarship - No report provided

Security Committee - met but no report provided

News & Views - no report provided

Liquor License Committee  
**LPPOA Committee Report**

Name of Committee	Liquor License Committee
Name of Committee Chair	Pulkit Desai
Name of Board Member Liaison	TBD
Meeting Date/Time	No meeting held in May
Meeting Location	
Monthly Recurring Meetings	No
<b>Committee Members</b>	
Pulkit Desai	
Tarak Bhatt	
Manoj Patel	
Rajen Patel	
Minesh Shah	
Marissa May	
Dan Dicala	
Bill Sempier	
John Kelly	
Thomas Wall	

**Board Meeting Update:**

The committee is gathering numbers for financial projection. We are also awaiting a final legal opinion on whether CH is easement or not. This will determine budgeting and possible financials.

**Committee Meeting Notes/Action Items (If/as Applicable):**

**1) Summary of Topics/Agenda discussed**

- 

**2) Summary of conclusions**

- 

**3) List of next planned meetings / next steps / open topics / outstanding information**

- In June once legal provides their opinion.

**4) Next Steps if any**

- Once legal provides their opinion, finish up the proposal to present to the board.

Tech Team

Election -No report provided. To date there are no volunteers - Legal will manage the election

Finance Review - No report provided. Since there were insufficient committee volunteers this will be taken over by an auditing CPA firm (per bylaws)

Additional club reports

## HUB LAKES SPORTS

June kicked off the Hub Lakes Sports season.

On June 2nd the Mens Horseshoe team competed at Lake Intervale. On June 9<sup>th</sup> we played against Cedar at Home. Several new members made their team debuts. The team will be home the following 2 Fridays so stop over and cheer them on.

Saturday June 17th, please come to the family Track and Field Meet at Parsippany High School. There are events for all ages and skill levels.

We also need folks to help out with scoring and other supporting roles. Please contact Zach Sempier for more information. [Zach.sempier@gmail.com](mailto:Zach.sempier@gmail.com)

Table Tennis will be starting soon. Please contact Zach Sempier for more information. [Zach.sempier@gmail.com](mailto:Zach.sempier@gmail.com)

Mens softball has kicked off their season and are showing some strong appearances.

For more information, please email [lakeparsports@gmail.com](mailto:lakeparsports@gmail.com) and I will get you in contact with the right people to answer all your sports questions.

You must be a full member in good standing and live within the original purchase tract to participate in Hub Lakes Sports

Bill Sempier Hub Lakes representative

## SWIM TEAM

We are happy to announce the start of our 2023 Pirates swim team season. Our head coach is Regan Moffat and assistant coach is Anna Rose To. Practices begin on Monday June 19th from 5-6pm at Rainbow Lake. This year practices will be held on Tuesdays and Thursdays at Rainbow Lakes and Wednesdays and Fridays at Drewes Beach. Anyone interested in joining our swim

team can complete the registration form or email [lakeparsippanyswimteam@gmail.com](mailto:lakeparsippanyswimteam@gmail.com) for more information.

### Beach Preparation

A huge thank you goes out to the 15 volunteer families that helped me get the new lanes lines assembled and installed as well as moving the docks, slide and all the beach equipment including the circulator and picnic tables.

Special thanks go to Brian Kavinski for donating the wood to replace the old wood bench tops.

Bill Sempier