

Lake Parsippany Board of Directors Meeting Minutes July 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 Hybrid AT THE CLUBHOUSE and 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	A
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 June board meeting Seconded by Deepa

No Objections - Motion Carries

Membership Report

Basic - 1,324

Premium - 281

NPO - 66

Unpaid - 505

Treasurer Report

Date	Account Description	Balance	Source	
	Alliance			
6/30/2023	Association	208,829.69	Bank Statement	Operating
6/30/2023	Chase Operating	14,112.81	Per Cash Rec and Bank Statement	Operating
	Metropolitan			
6/30/2023	Operating	202,040.22	Per Cash Rec and Bank Statement	Operating
	Enterprise			
6/30/2023	Reserves	188,455.31	Per Cash Rec and Bank Statement	Reserves
6/30/2023	Alliance Reserves	8,284.86	Per Cash Rec and Bank Statement	Reserves
6/30/2023	Webster Reserves	23,143.72	Per Cash Rec and Bank Statement	Reserves
	Total	644,866.61		
	Total Operating	424,982.72		
	Total Reserve	219,883.89		

Old business:

Election letters out this week due by August 5. Due to lack of engagement from the community there is no Election Committee to appoint. Turning required activity over to legal.

Encroachment - Board to be taking walk around and develop forward moving and plans to address.

New Business

Nominate Jeff Starr for District 2

Nominate Marissa May for Vice President

Nomination for Bill Sempier for District 1

Nomination for Dan Nazzaro for Recording Secretary

Nomination for Nirav Patel for Vice President

Nomination for Dan Nazzaro for Recording Secretary

Nomination for Rinam Shah District 1

Nomination for Barbara Perentin District 2
Nomination for Don Phelps District 3
Nomination for Deepa Tailor District 4
Nomination for Nishan Seal for Treasurer
Nomination for Nirav Patel for Vice President
Nomination for Dan Nazzaro for Recording Secretary
Nomination for Barbara Perentin District 2

Pulkit Motion to Adjourn at 8:47 pm, seconded by Mary Free

Attachments:

Presidents Report

Beach season so far has been nice weather permitting. From barbecues to lifeguard skills training to swim team practicing to ice cream sales things are coming along well. I like to thank Thomas and Bill for cleaning out the fridge at Drewes Beach and making some adjustments at Hoffman to keep the ice cream and drinks cold like they should be. I also like to thank Dan Nazzaro for donating a brand new fridge to be used at Hoffman or Drewes.

Our badge system is getting quite a few positive feedback. How easy it to scan things and how durable they are compared to last year. One again thanks to Tarak Bhatt and Nirav Patel.

July 4th fireworks viewing turned out to be fantastic. I saw many people come and enjoy the great views at Drewes and Johnson Beach. Many thanks to John Scrivens and Chrystal Immediato.

Repairs around the lakes. Estimates are being gathered and a plan is being put into place to prioritize certain repairs and maintenance items. As we get the estimates we will make the membership aware.

As mentioned last month about encroachments; LPPOA will be conducting a walk around all LPPOA properties this month around the lake and taking a note of encroachments.

Moving on to the topic of collections, recent information has come to light during our previous board meeting. We are currently in the process of gathering and disseminating this information to ensure that we approach collections in a proper and fair manner. Former board members have been very helpful in providing us with valuable insights that we were previously unaware of. We aim to reach a resolution swiftly and commence collections as soon as possible.

Elections – sometime this week you will all receive in the mail a notice for Call for Nominations for the upcoming elections.

Positions open are

Vice-President (2 year term ending 2025)

Treasurer (2 year term ending 2025)

Recording Secretary (2 year term ending 2025)

Director for District 1 (1 positions available, Terms end 2026)

Director for District 2 (1 positions available, Terms end 2026)

Director for District 3 (1 positions available, Terms end 2026)

Director for District 4 (1 positions available, Terms end 2026)

In conclusion, I want to emphasize that the LPPOA board members and volunteers are working collaboratively to enhance our community in various aspects, including beach operations, event planning, legal matters, and financial affairs. Over the past few years, our association has grown stronger, and it is vital that we continue this positive momentum by working together. Let us unite our efforts for the betterment of all LPPOA members.

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 update

Membership - no update - committee is activate but not meeting as a committee.

ByLaws - met with lawyers - opinion that Clubhouse is Easement/Basic

Welcome - No updates.

Lake Maint. Vitality - Met two weeks ago and reviewed what needs to be done. To prioritize and budget. Interns joining the committee (Michael and Paul)

Events - report to be sent

Grants - No Update

Collection - Met with legal regarding motion to vacate 2018/2019.

Youth - New youth members to join committee

Strategic Planning -

Hardship Committee -

Budget Committee

Scholarship

Security Committee

News & Views

Liquor License Committee

Tech Team - no update

Election - 7 vacancies (Vice President, Treasurer, Recording Secretary, 1 from each district)

Finance Review - Auditors are working on review. First draft expected by end of next week.