

Lake Parsippany Board of Directors Meeting Minutes August 14, 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 on Zoom and at the clubhouse 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	A
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 July board meeting seconded by Deepa

No Objections - Motion Carries

Membership Report

1325 basic

282 Premium

NPO 68

Treasurer Report

593806 Total

371062 operating

222741 Reserve

Old business:

All Committees are required to submit a committee report each month

Walk Around of Property continues, more sessions to be held with board members as available.

Benches - if someone wants to donate a bench we should allow for that.

New Business:

Pulkit Motions to approve changes to Clubhouse Manager contract to pay the manager an additional 50% of the deposit when the deposit is retained due to insufficient cleaning.

Seconded by Thomas.

Amended to be retroactive to January 1, 2023

Pulkit Desai	
Nirav Patel	Y
Nishan Seal	Y
Dan Nazzaro	Y
Tarak Bhatt	Y
Manisha Mansuria	Y
Rinam Shah	
Manoj Patel	Y
Darshana Kalavadia	Y
Barbara Perentin	Y

Jagdish Prajapati	Y
Raul Carandang	Y
Don Phelps	Y
Mousami Shah	Y
Mary Free	Y
Deepa Tailor	Y
Thomas Wall	Y

Motion Carries

Pulkit motions to charge an initiation fee of \$200 for all property transfers. Seconded by Thomas

Pulkit Desai	
Nirav Patel	Y
Nishan Seal	Y
Dan Nazzaro	A
Tarak Bhatt	Y
Manisha Mansuria	A
Rinam Shah	
Manoj Patel	Y
Darshana Kalavadia	Y
Barbara Perentin	Y
Jagdish Prajapati	Y
Raul Carandang	Y
Don Phelps	A
Mousami Shah	Y
Mary Free	Y
Deepa Tailor	Y

Thomas Wall	Y
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Motion Carries

Pulkit Motion to Adjourn, seconded Nirav Patel by 10:00 pm

Attachments:

Presidents Report

Lots of great stuff happening. Most recent highlight Concert on Saturday night

Beach manager activity. Watching people enjoying our community. Lake repairs are in progress and being planned. Focus is on collections - met with prior administration and legal and they are reviewing timeline, past resolution and will provide guidance. May need to have a special board meeting to approve expected decisions. If we continue to argue with each other we will not get anything done

Property Manager Report

Working on helping owners with membership accounts. Distributing badges and car tags, some people have had home delivery. Clubhouse fence is being painted, there has been a weather delay. Election files and documents, Collections procedure. Started reserve study, three engineering firms have been contacted - need to refine scope of work for all proposals. Bids for tree work. Interns start at clubhouse - starting on updating reporting. Removing satellite dish from clubhouse roof. 67 calls to call center and clubhouse. Inspection of areas. Radburn delinquency letters. Township fire inspector - need to verify exit lights - fire extinguishers.

Committee Reports:

Communications

How to distinguish between "official information" from community borne information.

Membership

No Report

ByLaws

Legal has provided decision that clubhouse is fully basic.

Welcome

LPPOA Committee Report

Name of Committee	Welcome Committee
Name of Committee Chair	Manisha Mansuria
Name of Board Member Liaison	NA
Meeting Date/Time	July few times
Meeting Location	Phone calls and In-person
Monthly Recurring Meetings	No
Committee Members	
Name 1	Present-Mary Free
Name 2	Absent-Barbara Perentin
Name 3	Absent-Tarak Bhatt

Board Meeting Update:

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

- 1) **Summary of Topics/Agenda discussed.**
 - Got the new list from township.
 - Prepared about 25- portfolios, and in process of delivering them.
- 2) **Summary of conclusions**
 - NA
- 3) **List of next planned meetings / next steps / open topics / outstanding information**
 - NA
- 4) **Next Steps if any**
 - NA

Lake Maint. Vitality -
List of maintenance items, getting estimates

Events
Karakoe 8/25 @ 6:30 pm
Water Lantern 9/16
9/23 gabbana

Grants
No update - State of NJ is awarding funds that we might be qualified. Investigation taking place

Collection
Met with legal, awaiting for updated resolution for collections - past motion will not be rescinded so 2018 and 2019 will be billed to those not in good standing

Youth
Two new members (youth) have stepped up

Strategic Planning
Nirav Please make plans for this committee to meet

Hardship Committee
There are plans to move this forward - waiting for pulkit to review proposal

Budget Committee

Budget Committee will meet this month

Scholarship

We did not budget for it - but an anonymous benefactor has come in. We really have to get the word out and applications are due in two weeks - put on the FB page, add to News and Views.

Security Committee

News & Views

Liquor License Committee

Now that the legal response on the clubhouse has come in we can continue

Tech Team

Election

Need to vote on Election Committee tonight - Chair and Volunteers.

Kamal is the Committee Chair

Elaine

Partik Patel

Nominations have been received 6 mailed in nominations.

lppoa.election.2023@gmail.com

Some questions will need to be referred to our attorney and may require additional time to respond.