

Lake Parsippany Board of Directors Meeting Minutes October 09, 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	P
Manoj Patel	District 1 Rep	P
Darshana Kalavadia	District 2 Rep	P
Barbara Perentin Deepak Chandak	District 2 Rep	P 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
Angela Pomponio	FSR – Property Manager	P

September meeting minutes were not completed prior to the start of the October board meeting

## Membership Report

1275

352 Premium (FSR did not code membership correctly, this has been correct)

70 NPO

## Treasurer Report

Operating \$281,002

Reserve \$230,735

Old Business:

None

New Business:

Nishan Motions for \$5,000.00 to address items deficiencies identified during the dam inspection conducted on 10/8/23. To be taken from reserves. If there is a surplus from the fiscal year it will be returned to reserves from that surplus. Seconded by Nirav.

Pulkit Desai	
Nirav Patel	Y
Nishan Seal	Y
Dan Nazzaro	Y
Tarak Bhatt	Y
Manisha Mansuria	Y
Rinam Shah	Y
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.**

**We would like to thank the board members who have volunteered of their time and talents to our community. You have helped to make the LPPOA a special place and we look forward to continuing to work with you.**

### **Installation of new Board members**

Directors	Role	Term Ends
Nirav Patel	Vice President	2025
Nishan Seal	Treasurer	2025
Dan Nazzaro	Recording Secretary	2025
Rinam Shah	District 1 Rep	2026
Deepak Chandak	District 2 Rep	2026
Don Phelps	District 3 Rep	2026
Deepa Tailor	District 4 Rep	2026

**The LPPOA Board of Directors now consists of the following individuals, roles and Terms.**

Directors	Role	Term Ends
Pulkit Desai	President	2024
Nirav Patel	Vice President	2023
Nishan Seal	Treasurer	2023
Dan Nazzaro	Recording Secretary	2023
Tarak Bhatt	Financial Secretary	2024
Manisha Mansuria	District 1 Rep	2024
Rinam Shah	District 1 Rep	2026
Manoj Patel	District 1 Rep	2025
Darshana Kalavadia	District 2 Rep	2024
Deepak Chandak	District 2 Rep	2026
Jagdish Prajapati	District 2 Rep	2025
Raul Carandang	District 3 Rep	2024
Don Phelps	District 3 Rep	2026
Mousami Shah	District 3 Rep	2025
Mary Free	District 4 Rep	2024

Deepa Tailor	District 4 Rep	2026
Thomas Wall	District 4 Rep	2025

Nirav Motion to Adjourn 9:17 pm, seconded Darshana

Attachments:  
Presidents Report

Property Manager Report

[For October 11 Board Meeting](#)  
[FS items to Report and Update for LPPOA](#)

Currently, working on:

- FS Manager assisting/helping owners with their membership accounts
- Annual (Mirra) audit with Nishan Finalizing
- CH fence painting completion facing CH was 9/20
- Collections procedure with Pulkit and attorney
- Additional bids for additional tree work needed in the common areas submitted to Pulkit
- 9/26 Request for price to fill CH potholes, then Spring 2024

Plan for quote for paving work

\*9-26 LPPOA board requested Dam quote for clean up 2023,

Property manager FS requested quotes from Appleseed,

Alpine, Wall and Add Ventures

- Intern working out well helping FS management for LPPOA
- Bid on replacing dance floor at the club house submitted to Pulkit
- I contacted CH snow vendor ATC for contract for 23-24 season
- I contacted Airgroup for 6 month seasonal heat system CH service per contract, anticipate November scheduling

Recently completed was:

- ADT update tech came and returned with parts for transmitter box
- 32 phone calls over the last month responded to via CH manager and call center
- Club house loose stone at door entry, materials only, AddVentures with Glue reset
- Township and plumber completion MON 9/25 for shutting down water supply to beach restrooms – Drewes OPEN to week of 10/15 for 3 events which were planned by LPPOA
- FS for LPPOA - add signs Lake, Todd assigned for OCT Weather permitting a Weds. yet date confirm, vendor has scope (from Jim McCann/FS)

Thank you.

Committee Reports:

Communications

Membership

ByLaws

Welcome

Lake Maint. Vitality -

Events

Grants

Collection

Youth

Strategic Planning

Hardship Committee

Budget Committee

Scholarship

Security Committee

News & Views

Liquor License Committee

Tech Team

Election