

Lake Parsippany Board of Directors Meeting Minutes May 08, 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	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	A
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

Pulkit Motions to Maintenance of Draft Status of meeting minutes from April board meeting
 seconded by Dan
 No Objections

Membership Report is not accurate due to billing issues with FSR and will be provided later and be incorporated into the minutes.

Treasurers Report

695,708.00 Total
 482926.00 Operating
 212782.00 Reserve

Correspondence

Directors	Correspondence
Pulkit Desai	Badges, Late Invoices, people who jumped the fence and swam at drewes - left upon request. We missed announcing swim coach and assistant. Incident of Racism -
Nirav Patel	None
Nishan Seal	None
Dan Nazzaro	Billing letter questions, membership materials questions, Events questions, questions about communications for non-tech people
Tarak Bhatt	Billing letter, membership materials
Manisha Mansuria	Question about late fee on account, call FSR or go to Clubhouse
Rinam Shah	Billing letter questions
Manoj Patel	None
Darshana Kalavadia	
Barbara Perentin	None
Jagdish Prajapati	Requests for Badges, comments on the billing letter
Raul Carandang	None
Don Phelps	Swimming at Drewes, billing letters
Mousami Shah	NPO looking for
Mary Free	None

Deepa Taylor	Billing letter questions
Thomas Wall	None
Jim McCaan / Angela Pomponio	

Old business:

LPPOA requests FSR plan at least one night 10 - 6 for FSR to be available. M-F 8 - 4

New Business

Pulkit Motion for Dan Gardner as Beach Manager, seconded by Don Phels (Not the son of Christy Gardner).

No Objections - Motion Carries

Pulkit Motion to Hire Regan Moffat as Swim Coach seconded by Thomas Wall

No Objections - Motion Carries

Pulkit Motion for Tony Suprum as Chair of the Security Committee, seconded by Dan Nazzaro.

No Objections - Motion Carries

Pulkit Motion to Adjourn, seconded by Deepa Taylor

8:59 pm

Attachments:

Presidents Report

It's finally early Spring and I'm looking forward to warm days ahead for our beach operations. We have plans for new sand at Hoffman Beach, more staff, and some much-needed equipment. Although we're fully staffed with beach managers, we're still on the lookout for more lifeguards.

As a member, over the weekend, I attended a 3-hour meeting with NJCola, where they provided valuable information on beach operations. They discussed creating a non-profit foundation and updated NJ bathing rules, including when lifeguards are required, recommended signage, training, and certifications. NJ State has also updated its rules to help with the lifeguard shortage that everyone is experiencing. At the end of the meeting in the breakout session I had a chance to speak to other lake association members to discuss elections, recreational activities and other topics. This was a good event and in the future I like other board members to come with me gain some valuable insights to continually improve our operations.

We also had an issue with late notices going out in error to nearly all members. A letter of apology and explanation has been sent. We are working on refund or crediting any member who may have paid past the date. We also noticed many members mistakenly paid for boat tags (which are free) which we will also credit their accounts.

A few weeks ago I had a pleasure of attending the Volunteer Reorganization Committee Event to honor all past and present volunteers for their service to our community. The committee did an excellent job in hosting this event. I look forward to this new tradition going forward.

Committee Reports. Starting this month we will require all committee reports Thursday before the next board meeting. I will send all Committee Chairs a template you can use.

Finally events are also in full swing. I'd like to extend my thanks to all the volunteers on the Events Committee for organizing various events for the rest of the summer.

Property Manager Report

Thank you Pulkit. A few items to report and update.

For those of you who are unaware, FirstService Residential will have management at the club house now 5 days a week through the summer. Either Angela or myself will be there, allowing more time for owners and residents to come speak to an individual about issues and answer any questions one may have.

Currently, we are working on:

- Interviewing lifeguards for the upcoming season
- Helping owners with their membership accounts
- Working on getting a proposal from Regal Restoration for a water remediation project for the crawl space underneath the CH
- Bid from cleaning company to potentially save \$ on what currently is being spent
- Securing a purchasing card for the association

Recently completed was:

- Getting the last person directly paid by the association onto FirstService Residential payroll
- Electrical repair project done in the back room of the club house
- Worked with resident John Bota on completing the swim docks repairs to get them ready for the season
- Wooden fence repair is complete, located along right side of CH. Painting of fence to start next week, weather permitting.
- Water to beaches turned on, plumbing turned on, necessary repairs made by association's plumbing company

With regards to late notices being sent out in error to certain unit owners, measures are now in place at FirstService's corporate office so the error doesn't not occur again. Letters to those unit owners affected were sent out early last week. We genuinely apologize for any confusion this errant mailing caused. Any questions about this please direct to either Angela or myself.

Beach Manager - Hiring

Clubhouse Manager
3554 April
12,469.21 YTD

Maintenance

Water on at beaches, sand ordering shortly, clubhouse basement and town engineer approved. Electric work is completed. Swim docks are done.

Water Quality -

News and Views - Published tomorrow

Security - has been formed and met. New chair will be appointed (Tony Suprum) - we reviewed lake security policy / guidelines

Ladies - no report

Mens - no report

Fishing Club -

May 21st Bass 7 am - 2 pm fishing contest

Sailing

Sailing Club 2023

List of the Lake Parsippany Sailing Club's planned events for 2023 are summarized below.

- Boats Out (May 20) – Remove the boats from the Boathouse for the new season
- Sock Burning (May 20) – Evening party for the Sailing Club on Johnson beach to launch the sailing season.
- Class (June 10) – The annual safety and training class for new and returning sailors.
- Event 1 (June 24) – The first sailing club event.
- Event 2 (July 15) – The second sailing club event.
- Event 3 (August 19) – The third sailing club event.
- Picnic (August 26) – Evening party for the Sailing Club on Johnson Beach.
- Event 4 (September 16) – The fourth sailing club event.

Sailing club boats are only available to Members in Good Standing who have taken and passed the mandatory safety and training class for new and returning sailors of the Sailing Club (held annually; in 2023 to be held on June 10).

Sailing club events can be attended by any member in good standing, club boats are only available to Members in Good Standing who have taken and passed the mandatory safety and training class for new and returning sailors of the Sailing Club

Kayak - class will be Wednesday May 24, \$10 per household. Must take safety class to use club boats. Summer Solstice On June 21st.

Swim club - nothing
Book club - nothing

Hublakes -

Still need an update on the condition of the swim team docks.

Table Tennis is looking for junior players ages 11-18.

Family Track and field meet is Saturday June 17 th . A request was submitted earlier today asking for a COI so

we can secure the location. Once we know the cost we will be submitting a request for that to.

For more information on Track and Table tennis contact Zach Sempier at

Zach.Sempier@gmail.com

Mens Horseshoes has been practicing for 2 weeks now when the weather cooperates. No real practice schedule

so if you are interested please email lakeparsports@gmail.com

Planning for the Swim Team is in the works. Practice locations and times are being finalized this week. Reagan

Moffat has agreed to return to the position of coach and Anna Rose To will be working as her assistant.

Please approve Regan Moffit and Anna Rose to as Swim Team coaches for the 2023 swim team season. This vote was missed at the March meeting. They are awaiting official board approval so they can begin their payroll process/set up with FSR. Signup information will be sent out once approval and schedules are complete.

Meghann Mautone will be stepping up as the official swim team mom for the season so further communication,

reports and information will be sent from her moving forward. Go Team Pirate!

I have spoken with John Bota who stated the swim team docks will be ready for practices this year. I will be

reaching out to the parents to let them know they can begin preparations for installing the turn boards and lane

lines soon.

As always, we continue to remind anyone interested in participating with Hub lakes that they must be a full gold

member and live within the Original Purchase Tract borders. These are the Hub Lakes borders.

Water Quality / Beach Opening

I spoke with LMS about installing the circulator the first week of June. I will move it to Hoffman from winter

storage when ready for installation.

What is the status of the water at the beaches. Has it been turned on yet and are there any issues.

I have received the new lane line material and will get some help to assemble over the next few weeks.

I will have other agreed to repairs completed by first week of June.

NJ COLA

The second meeting of the year was held this past weekend at White Meadow Lake. The two topics discussed

were:

Health Department Requirement for lake beaches

Creating a Foundation

There was also a round table discussion which gives all the lakes time to share ideas on various topics. This

month's topics were Clubs/Sports/Adult Events.

~~Docks are not complete rollers and brackets~~

~~Table Tennis is looking for 11—18 yr old players~~

~~Horseshoes no schedule but practice has started~~

~~Swim team time schedule be made—need to approve Regan and Anna, Megan Mautone will be new parent rep.~~

~~Circulator will be first week of June.~~

~~Water at beaches all turned on~~

~~New lane line material is received~~

~~NJCOLA—health department requirements~~

Carrom - nothing

Model Yacht - nothing

Craft - nothing
Open mic - nothing
Yoga - More than 60 people to join, only 30 can fit

Events Committee -
Being planned -
Sunset Soiree at Johnsons beach May 12 7 - 10 pm
Flea Market and community yard sale June 3 9 - 4, rain date June 4. \$15 per space
Fathers day childrens craft
Summer concerts
Monthly Sunset Soiree

lppoa.events.committee@gmail.com

Communications Committee -
Nothing for this month

Technology Committee -
No updates - update to FAQs and

Membership Committee
LPPOA Committee Report

Name of Committee	Membership Committee
Name of Committee Chair	Tarak Bhatt
Name of Board Member Liaison	Deepa Tailor

Meeting Date/Time

Meeting Location

Was a meeting held No

Committee Members:

Tarak Bhatt

Deepa Tailor

Nirav patel

Daniel Nazzoar

Deepak Chadhak

As a chair only update I have is our vendor produce final product in next week and membership will receive their materials last week of may or first week of June.

Tarak Bhatt

Volunteer Recognition Committee -
No Report - pictures are on website.

By Laws Committee

Meeting scheduled for Wednesday May 10

Welcome Committee -

Met almost a month ago and delivered welcome packets to about 10 - 15 houses and another 10 next week.

LPPOA Committee Report

Name of Committee	Welcome Committee
Name of Committee Chair	Manisha Mansuria
Name of Board Member Liaison	Manisha Mansuria
Meeting Date/Time	March 2023
Meeting Location	Zoom

Summary of Topics/Agenda discussed

- Getting the list of sold homes
- Preparing portfolios
- Distributing the portfolios

Summary of conclusions

- Distributed about 10-12 and will be distributing about 10 portfolios this week or the next to new homeowners

List of next planned meetings / next steps / open topics / outstanding information

- NA/TBD

List of all committee members present at each meeting.

1. Manisha
2. Mary

List of all committee members

1. Manisha
2. Mary
3. Barbara
4. Tarak

Hardship Committee

LPPOA Committee Report

Name of
Committee

Name of
Committee Chair

Name of Board
Member Liaison

Meeting
Date/Time

Meeting Location

Was a meeting
held

Committee Member2

Name 1

Name2

Name 3

Grants Committee - nothing to report - learned things from NJCOLA which will give committee direction.

Collections Committee

LPPOA Committee Report

Name of
Committee

Collection

Name of
Committee
Chair

Mary Free

Name of
Board
Member
Liaison

Meeting
Date/Time

Meeting
Location

Was a
meeting held

No

Committee Member2

Name 1

Name2

Name 3

Some of the people who received the late notice who had an outstanding balance did come forward and paid up.

Youth Committee - looking to start this month.

Water Quality and Lake Vitality Committee

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 Tuesday May 02, 2023 at 7:00 pm

Meeting Location Zoom

Was a meeting held Yes or No

Committee Member

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

Summary of Topics/Agenda discussed

Access to Contracts (Garden State Lab, LMS, Wall, etc.) – Pulkit to provide

Services conducted by Wall – common area done twice/month, spillway area and clubhouse

done once/month, Beach (Hoffman/Johnson) is done upon request (not in the contract)

Additional service by Wall was carried out on Lake Clean Up Day i.e. April 22 nd , 2023 as a volunteer activity by Wall's service folks

Water testing done by Garden State Lab (only does beaches – once/week), LMS does treatments

as needed

List for Inspection/Maintenance to start work with:

Dam Inspection 2023

Review Dam Inspection from 2021

Painting the Bridge

Hoffman Beach – beach area needs to rake, new sand – Pulkit

Drewes Beach – review engineering report, get contracts based on review

Spillways/Drainage areas --- need to contact town

Johnson Beach – wood caps – bulkhead – parking lot

CH – Basement – 2 estimates will be coming for the basement. Bob Bailey will send estimate, and one other vendor. Thomas will help with this reviewing

Next meeting is planned for May 16 th Tuesday – drive around the lake and create a list of items that

requires attention/work/maintenance

Financial Review Committee - only two volunteers - bylaws require three - we need to conduct an audit to replace the financial review cmt. Audit is on target, accountant and firm. Two week check-in - FSR has been managing - audit firm will reach out with preliminary results. Looking for June 30 date.

Youth Committee - new members and are just getting started

Election Committee - no response to email blast requesting volunteers

Strategic Planning Committee - nothing

Budget Committee - waiting on audit

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 Wednesday April 12, 2023 at 7:30 pm

Meeting Location Clubhouse

Monthly Recurring Meetings No

Committee Members

Pulkit Desai Present

Tarak Bhatt Present

Manoj Patel Present

Rajen Patel Absent

Minesh Shah Present

Marissa May Present

Dan Dicala Absent

Bill Sempier Absent

John Kelly Absent

Thomas Wall Present

Board Meeting Update:

The committee reviewed all information gathered from bar visit. Now the goal is to finalize the proposal with all the information we have gathered to present to the board in addition to meeting with legal for required steps to move forward.

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

1) Summary of Topics/Agenda discussed

Financials

Pricing of alcohol

Pricing of staff and training

Insurance

Estimates needed for security and supplies

Financial impact – projection

Bar Manager

Guest Policy

Legal – we need to meet with legal to get questions answered

Operations – timing of when bar can be open, clubs and rentals

2) Summary of conclusions

We have enough information to start putting together proposal and then meet with legal for any outstanding questions.

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

Mid May – date to be determined.

4) Next Steps if any

Work on finalizing the proposal with the information we have gathered.

Liquor License Committee

Name of Committee	Liquor License Committee
Name of Committee Chair	Pulkit Desai

Name of Board Member Liaison	TBD
Meeting Date/Time	Wednesday April 12, 2023 at 7:30 pm
Meeting Location	Clubhouse
Monthly Recurring Meetings	No
Committee Members	
Pulkit Desai	Present
Tarak Bhatt	Present
Manoj Patel	Present
Rajen Patel	Absent
Minesh Shah	Present
Marissa May	Present
Dan Dicala	Absent
Bill Sempier	Absent
John Kelly	Absent
Thomas Wall	Present

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

1) Summary of Topics/Agenda discussed

- Financials
 - Pricing of alcohol
 - Pricing of staff and training
 - Insurance
- Estimates needed for security and supplies
- Financial impact – projection
- Bar Manager
- Guest Policy
- Legal – we need to meet with legal to get questions answered
- Operations – timing of when bar can be open, clubs and rentals

2) Summary of conclusions

- We have enough information to start putting together proposal and then meet with legal for any outstanding questions.

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

- Mid May – date to be determined.

4) Next Steps if any

- Work on finalizing the proposal with the information we have gathered.