

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 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

Correspondence

Directors	Correspondence
Pulkit Desai	Encroachment, deck being built close to our property - confirmed that is it within limits. Inquiry about "Summer" membership. Misunderstanding that Zoom was being canceled or that in person was being canceled due to inappropriate signs.
Nirav Patel	None
Nishan Seal	None
Dan Nazzaro	Election questions, Scholarship, Plaques at clubhouse, Clubhouse Manager contact
Tarak Bhatt	Not board approved signs for board meeting. Election process and nomination process, flyer for event (Karaoke) has no cost but also says no refunds (all flyers have the same).
Manisha Mansuria	Questions about swimming lessons and financials around cost of lifeguard. Beach Manager is not checking badges. How are we keeping track of Ice Cream sales and guest badge funds.
Rinam Shah	Absent
Manoj Patel	None
Darshana Kalavadia	Decline of Johnon and Drewes beaches is unacceptable - These beaches are not being maintained. What is the project timeline to get these repaired.

Barbara Perentin	None
Jagdish Prajapati	None
Raul Carandang	None
Don Phelps	None
Mousami Shah	None
Mary Free	None
Deepa Tailor	None
Thomas Wall	Two articles - From member having issues with how official LPPOA FB was handled - member is currently banned - seeking understanding, Board meetings - wishing hybrid
Jim McCaan / Angela Pomponio	

Clubs:

Ladies - Providing regatta with meatball and sausage sandwiches

Mens - nothing

Fishing - Fishing contest canceled for 8/19

Sailing Club -

Kayak Club - two events in July 16 boats - ice cream paddle (thanks Pulkit for serving ice cream). Kayak clean up - five boats - one contractor bag collected - weather ended it quickly.

Trip to the delaware was canceled due to thunder storms.

Next event is Tuesday 29th 6:30

Swim Team - included in Hub Lakes/

Book Club - nothing

Hub Lakes - Fast pitch, mens horseshoes, swim team,

Carron Club - nothing

Model Yacht - Annual Event 18 - 20th event at Johnson Beach, international

Beach - Boat wars 9/2 across the lake swim - premium only

Craft - none

Open Mic - none

Yoga - having yoga session

Others -

Beach Managers - low use 11 - noon. Looking to change hours to noon - 8. Modify monday to 7 pm. Operational manner - we will update our website.

Clubhouse July \$4,300, YTD \$26,300. Painting interior refresher. Fridge behind the bar not working.

Beach rentals at Hoffman (party 20 people max) and Johnson beach.

Maintenance - Tree removal. Boat damaged by tree at Kayak club rack.

Fence Painting

Interior Painting (winter project)

Clubhouse floor repair

Drewes beach area - painting and pillar support

Water Quality - no failure

N&V -

Youth Committee - two new youth members have joined

Security - member was not able to get back into their kayak, when they were 'lost' emergency services was called. They had their PFD.

Signs will be installed for Private Property etc.

Many fishing folk have been challenged and they have been asked to leave or join.

Towing - five tows have been called, but took so long that people did leave. Roving towing will start this week.

Old business:

All Committees are required to submit a committee report each month

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

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

Q&A:

Election Committee

Jenn 355 Allentown - We did not notify of open floor nomination - how is that fair?

Bylaws permit for open floor and NJ law does not have anything for Open Floor. Written notices sent out and written nominations were submitted for all nominated from floor. We should have notified the community at the June meeting.

Election Committee needs time to review and

Jeff Starr - 10 Glassboro Rd - Members with past dues is not a member in good standing and do not qualify to be elected - if there is a miscommunication - so Election Committee must ensure that the members are in good standing - you have five days before the election to make yourself in good standing - to vote or to be elected.

Financial Information for the election - What is the cost of the Election? What is the cost if the election is invalidated?

Confirmed that all nominated are in good standing and all who nominated them are in good standing

Nancy - 145 Lake Shore Tauriello - received letter not in good standing - but did receive car tags.

228 Atlantic Shashikant Shah - Thanks for doing a fantastic job spending your personal time and time with family.

Bob Mittermier 100 Hamburg - old requirement you had to be a member in good standing for one year.

Financial Review -

Received first draft of the audit - had disclaimer of opinion - had difficulty with 2022 - Sanderson to FSR. Went back to pull additional detail and am Looking for an "unqualified" opinion. Much more detailed than previous work that was performed and there are many questions. Expecting end of September as the latest date - hoping for end of August. Much more detailed having an independent audit.

Next years process will be much faster because we are in better position and we have answered these questions during this period. Not expected to extend beyond June 30 of 2024.

Analysis of our reserve balance - we have not done a reserve study - analysis of fixed assets - we dont really know how much we should have in reserve - until we do a proper reserve study we should not be spending on capital expenditure.

Himanshu - 139 - Trace of sold assets. This audit is for fiscal year 2022. The cost of such investigation is prohibitive.

New Business:
Re-Key

Appoint Kamal Joshi as Chair of Election Committee

Elaine Gravalias
Pukund
?

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

Motion Carries

Q&A -

Cathay Therriault - How come there are 17 people at the clubhouse? I thought this was a zoom meeting only and not an in person meeting?

Pete Kuba - 16 Newport Ct.

How did you decide on the \$200 title transfer fee? What is the actual work involved?

Marissa May 79 Fairmount rd - IS the LPPOA website calendar updated for Election and Candidate Night.

Election Committee

Elections letters received by FSR

Radburn letters for those not in good standing
Clubhouse Manager contract
Discussion on the Firepits
Change of Ownership Fee
Outside Sign Board at clubhouse (bulletin Board)
Two Interns
Scholarship

Questions on the Ballot -

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

DRAFT

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.

lpboa.election.2023@gmail.com

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