

Lake Parsippany Board of Directors Meeting Minutes January 08, 2024.

The monthly meeting of the Board of Directors of the Lake Parsippany Property Owners Association was called to order by Pulkit Desai 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	A
Rinam Shah	District 1 Rep	P
Manoj Patel	District 1 Rep	P
Darshana Kalavadia	District 2 Rep	P
Deepak Chandak	District 2 Rep	A
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	

DAn Motions to approve meeting minutes from December board meeting seconded by Tarak.
No objections the Motion carries

Membership Report as of 12/31

1415

386

71

Treasurer Report

216169 operating

241694 reserve

457863 total

Correspondence

Directors	Correspondence
Pulkit Desai	Email about collections resolution sent to to non-property owners), email request for detailed financials. Escalation and communications of board.
Nirav Patel	
Nishan Seal	
Dan Nazzaro	
Tarak Bhatt	
Manisha Mansuria	

Rinam Shah	
Manoj Patel	
Darshana Kalavadia	
Deepak Chandak	
Jagdish Prajapati	
Raul Carandang	
Don Phelps	
Mousami Shah	
Mary Free	
Deepa Tailor	Member unhappy about FB blocking
Thomas Wall	Received request for ADR - being addressed
Angela Pomponio	

Clubs:

Clubs	Contact	Notes / Report
Ladies		
Mens		Looking for dates for the Hockey Event
Fishing	Tony Suprum	Fishing club, I have emailed the hatchery for a quote on trout. We will stay as close to the same amount stocked as 2023. 2023 - 340 - 12 to 14 inch trout and 7 trout 17+ inches.
Sailing Club	Ralph Rosamilla /John Scrivins	Dry dock. Phone at boathouse not connected

Dragon Boat		
Kayak Club	Don Phelps	nothing
Swim Team	Meg	Confirming budget for swim coach
Hub Lakes	Bill Sempier	First meeting at end of month. Email blast to seek interest
Book Club		
Carrom Club	Tarak Bhatt	
Model Yacht	Michael ORorue	
Beach	Don Phelps	Put in marked kiddy area at the beach
Craft	Marilyn Ammirata	
Open Mic	Wolf Shippon	
Yoga	Tarak Bhatt	
Others		

Committees:

Committee	Committee Chair	Notes / Report Received
Communications	Deepa Taylor	Has not met. Working through invoice documentation. Updates to website.
Membership	Tarak Bhatt	Planning to advertise premium membership to encourage Premium. New car tags (will be mailed) and boat tags (will be picked up at clubhouse). Do NOT discard your membership badges.
ByLaws	Pulkit Desai	None
Welcome	Manisha Mansuria	
Lake Maint. Vitality	Rinam Shah	Cmte met to discuss unauthorized work - Cmte will recommend remediation and fines. Legal will be involved.
Events	Crystal Immediato	Planning events - welcome new participants - can join sub committees. Feb 10 FAMily Valentine, Feb 11 Superbowl party
Grants	Pulkit Desai	noen
Collection	Mary Free	Resolution has been mailed. Collection letters are ready to go, FSR is ready for the calls.
Youth	Neha Shah	none
Strategic Planning	Pulkit Desai	none
Hardship Committee	Mary Free	None

Budget Committee	Nishan Seal	None
Scholarship	Marilyn Ammirata	Need new chair for the scholarship committee
Security Committee	Tony Suprum	Only two boats are collected, 6 remain unclaimed
News & Views	Darshana Kalavidia	Delayed by a week to include flyers from 2024 invoices
Liquor License Committee	Pulkit Desai	None
Tech Team	Deepa Taylor	None
Election	Kamal Joshi	None
Finance Review		None
Volunteer Recognition		None

Old business:

Q&A:

Lisa Butler 386 LSD - Ideas for premium membership flyers - Swimshop in Denville, Pelican, Swim lessons, Open Water Swimming. Make a Deal with Pelican - they can showcase their equipment on the Lake. Being above the Yoga "age limit" recommend that we have a Yoga for older people.

Bob Miter 100 Hamburg rd - Acquired clubhouse for membership - so if there is conflict between renter (long term) and clubhouse usage by membership - then membership should trump.
Budget carryovers - anything dedicated by resolution or in budget is there for that purpose only.
Where is the News and Views - how do people know to come to the board meeting.

Bill Sempier - 157 Allentown - Lack of responses from board - inquiry about budget - sent 12/26.
Repeat questions but never answered - wanting to sit down with President and Treasurer.
Requested 3 years ago to review invoices from legal. Dolan and Dolan 1/1/2019 - 12/31/2021.
\$80,000 was spent in legal fees - on form 990 as submitted by Sanderson.

No prioritization of maintenance list - how will we address budgeting / costs of fixing things.
We have \$400K in cash asset that is "reserve" or whatever - that needs to be divided up.

Marissa May - 79 Fairmont - what is the SLA / Expectation for response from the board and others. Group that wanted to rent clubhouse for the year on a constant - it was a club rate at \$3,300 (6 months 2 hour rental meeting rate) and not a rental rate for \$400 events at \$19,200.

Cami 11 Murray Ct - We should enforce our limit during the discussion and have an offline time.

Lisa Butler - recommend "noted - will advise"

New Business

Dan Motion to form an ADR committee to execute the process as enacted by resolution in July 2020, Raul C to chair the committee. Seconded by Thomas

No Objections

Dan Motion to form a Beach Committee to help with setting up Hoffman Beach and planning on activity. Only Premium Members will be eligible to be on this committee. Committee Head will be Don Phelps seconded by Don

No Objections

Pulkit Motion to Adjourn, seconded by Dan
9:00 pm

Attachments:
Presidents Report

Property Manager Report
Members accounts
Collections procedure
Landscape proposal renewal
Outgoing Intern (Michael) working well and Eric is coming in.
GFI outlet in kitchen, coat rack in back room, Lake tree removed 12/7, new vacuum for clubhouse, main door at clubhouse has been repaired

Board View in FSR Connect

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

DRAFT