

LAKE WALLKILL COMMUNITY, INC.

Management Committee Meeting

. July 3, 2011

TRUSTEE

Joe De Simon *

Phil Capobianco *

Rich Koop *

Terry Matthews Sr

Lorraine Zagorski

OFFICERS

Mike Curry President *

Carmel Grieco VP Com Relations *

Bob Smith VP Insurance/Safety *

Bob MacLean VP Lake Management

Jeannie Nilsen VP Public Relations *

Lynne LaCarrubba VP Security *

Eleanor McLean Secretary *

Terence Phalon VP Operations *

Glen Grieco Treasurer *

DISTRICT REPS

#1 Norah Hill *

#2 Terry Matthews *

#3 Ellen Franjk

4 Barbara Wilkens

#5 Pat McGannon *

#6 Frances O'Leary *

*#7 Vicky Simith *

#8 Alexis Phalon

#9 Peggy Merck

#10 Richard Bohnsack

Manager --Brendan Jaeger *

*--in attendance

MINUTES of MEETING

The meeting was held in the Lake Wallkill Clubhouse and was opened by President Michael Curry at 11:07AM.

The Pledge of Allegiance followed.

The Minutes of the previous General Membership Meeting on May 28, 2011 were presented for approval

Phil Capobianco made a motion to accept the minutes.. Bob Smith seconded the motion and the motion passed

Glenn reported that our account balance was \$305,540.

This year's Budget is \$334,541.

We have spent \$142,000 of the allotted Budget. That is 42% of the total that has been spent in 6 months.

We are over Budget in 3 line items: potable water,-- road salt/sand ---and Legal expenditures. We are owed \$70,000 by the Township, according to the Kelly Law, for plowing our roads this past winter season. All of the Lake Communities are awaiting payments. The new Government in Vernon has been installed on July 1, 2011 and we are hoping that they will act favorably regarding the Kelly Law provisions.

At this time there are 66MPS—members suspended for lack of dues payments. However ,we are hopeful that there will be some payments made and that this number will be reduced shortly

Bob Smith reported that Meridith Smith is our new substitute lifeguard.

Bob also explained that the lifeguards cannot come to the Clubhouse in rainy weather . They are responsible for protecting the swimming area when on duty.

Jeanne reported that Group Septic Pumping will be on Sat. Aug.13,2011.

Cost is\$185 plus tax. You must uncover.

Brendan expressed appreciation to Jim Smith for his work to help keep Lake Wallkill Community beautiful.

The Bridge on Lakeside Drive, near the Griecos, has been widened.

The roads will be done with oil/chip before Regatta.

Brendan knows that the poor condition of the roads has become a big issue in the Community

He explained that Lakeside Drive is always maintained because that is used by all members.

He shared facts about the sky rocketing costs involved in road maintenance.

He estimated that there would need to be an assessment of \$300, 000 to do the roads properly..

The next Court appearance for D. Bryson will be on Aug.9,2011. He has been charged for trespassing because he is a non -dues paying resident of Lake Wallkill.

If anyone sees him on Community property please notify Management because new charges will be filed.

Carmel , manager of the Clubhouse Store, thanked Brendan for the new side entrance door.

She requested a screen door also but there is no platform at this time at the entrance.---the door must swing out ---- so in the interim the netting will be hung at the doorways.

Terence Phalon thanked Jim Smith for his help in building the rock walls.

He also thanked Julie Koop, and her helper Rich Koop, for the lovely flower beds at the entrance to Lake Wallkill and in the office area and boardwalk.

New light bulbs have been ordered for the Colored Light display at the Beach for Regatta.

Lynne reported that the Vernon Police will again be patrolling the Community on Regatta weekend on Friday and Saturday . Their cost to us is \$71.83 an hour.

Norah was thanked for returning as Badge Checker. We are asked to help her and report anyone who might not be a dues paying member---if they are using our facilities.

Carmel advised all that the Meet and Greet your District Rep Meeting will be on July 16.2011 at The Clubhouse at 10:30 AM,, ALL MEMBERS AND REPS ARE URGED TO ATTEND.

Vicky Smith will look into Garbage Can Stickers for us to consider for use next year. This would identify the households which are eligible for trash pickup.

There will be a published list of those who pay dues—with their Lake Address—shortly.

There was a discussion about imposing late fees on those who owe back dues.

There was a discussion about requiring all those with dual home ownership to pay all dues on all properties to maintain membership in the Community .Letters will be sent to those with dual ownership.

If we do charge interest on missed dues payments we might need a data company to keep track of all information. Glenn will look up data storage and data backup access .

It was announced that Lakeland Bank will accept Credit Card Payments for Lake Wallkill Dues Payments

The Entrance Sign to Lake Wallkill Community will have an addition—
We are a Deed Restricted Community and---- our web site will also be added.

Terence reminded all that the Zoning Law of the Township requires all unregistered vehicles to be placed behind the residence and covered.

Non dues paying members can have their cars towed if they are on the road and not on their property.

Phil reported that the By-Law Committee has had two working sessions to revise /update the By Laws.

Phil , as Chair of the Finance Committee, announced that the Committee has 7 Financial Plans to help those who are having difficulty paying their dues. The plans are signed by the members involved and the payment schedule is geared to the individual needs of those involved

Any problem with Fireworks should be address to the Vernon Police Department.

A request was made for more access to the Office to pick up the Badges and Bands and Car Stickers.

Brendan was asked to make a Bulletin Board for sign postings on the fence of the parking lot facing the Entrance road/ Police Booth.

Terence/Brendan are following up on soap/scum issue that has appeared in the swimming area recently

Volunteers are asked to help to speak to those who have not signed the Covenant to explain why it is to our advantage to have membership sign the Covenant.

A member asked Brendan to follow up on the possibility that supplies of the Community have been taken from Community Garage Area

A member indicated that water backup is causing deterioration of Grandview Rd at Wallkill Drive.

A member said that water cascading across Flatbush Rd. soaks her septic field. Could a berm be placed to divert the water?

A tree by Amarrattis house near the entrance to the Community needs pruning-before it falls on Community property Please look into this situation.

There was a THANK YOU for the new ropes in the swimming area in the Lake. They were purchased by monies from the Lake Wallkill Golf Tournament.

A reminder to all that the Fourth of July Celebration will be held at the Office area tomorrow afternoon.

A motion to adjourn was made by Lynne and seconded by Jeanne. All approved.
The meeting adjourned at 1:50 PM.

Respectfully submitted. Eleanor McLean, Secretary