

**LAKE WALKILL COMMUNITY, INC.  
MANAGEMENT COMMITTEE MEETING**

**November 27, 2011**

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Norah Hill *
Phil Capobianco	*	Carmel Grieco	VP Community Relations	*	#2
Rich Koop	*	Terry Matthews Jr	VP Insurance /Safety	*	#3 Ellen Frank *
Terry Matthews Sr	*	Bob MacLean	VP Lake Management	*	#4
Lorraine Zagorski	*	Jeannie Nilsen	VP Public Relations	*	#5 Pat McGannon *
		Lynne LaCarrubba	VP Security	*	#6 Frances O'Leary *
		Eleanor McLean	Secretary	*	#7 Vicky Smith *
		Terence Phalon	VP Operations	*	#8 Alexis Phalon *
		Glenn Grieco	Treasurer	*	#9 Peggy Merck *
					#10 Richard Bohnsack *
		Manager, Brendan Jaeger *			

\* = in attendance

**MINUTES OF MEETING**

The meeting was opened by President Bob Smith in the Pochuck Valley Firehouse at 11:35 AM. The Pledge of Allegiance followed.

Consistent with past practice, Phil Maggio was invited to the meeting as a candidate for the vacant District Rep position for District 2.—(Terry Matthews Jr.'s former position)

Elections for the Even Districts will be held in 2012.

Terry Matthews Jr. is our new VP of Insurance and Safety--replacing Bob Smith.

The minutes of the Management Committee Meeting of Sept. 25, 2011 were presented for approval. Mike Curry made a motion to approve the minutes. Jeanne seconded the motion. The motion was accepted by all.

**STORM DAMAGE COSTS**

Bob Smith reported that the Repair Cost Summary of expenses - because of the recent storm damage - totals \$198,100.

We will submit all necessary documentation to Vernon Township to request reimbursement.

The submission is made in accordance with the provisions of the Municipal Services Act. This Act requires the Town of Vernon to remove road obstructions or pay Private Communities to remedy road obstructions. This is in place so that Lake Communities do not have double taxation. Vernon has requested and been informed by FEMA that they can submit bills for Private Community roads in the town for costs related to Hurricane Irene. The 98 page submission was passed around for Board review.

A motion was made by Pat McGannon to ratify our spending to date on storm damage repair AND the detailed submission of expenses to Vernon Township. It was seconded by Terry Matthews Jr. The motion passed.

## **BUDGET--2012**

Glen discussed the Budget for 2012.

He reported that the Budget for 2012 totals \$367,736 compared with \$334,541 allotted for 2011. He explained that we are not budgeting for salt and sand because Vernon Township will be giving us the salt and sand for our use in Lake Wallkill.

We took that allotment for salt and sand and put it in our Roads and Bridges Budget. He emphasized that we are not overspending on Roads and Bridges and said that maintenance is very important.

## **Garbage Can Stickers**

Vicky Smith reported that her quote from Multi Labels Co was \$400 for 300 Garbage Can stickers. They are 5x 6, She will ask if house numbers can be put on these stickers and she will order them. This will enable Sanitation to identify dues paying members who are eligible for Garbage pickup at their residences.

## **Dues and Assessments**

### **Mike and Bob will meet with Eileen Born and we may have our Attorney**

present at the March Management Meeting to explain how we might be able to pursue collection of past dues. The Community is in arrears of more than \$400,000 because of the non-dues paying residents.

The current Assessment of \$300 was required because we had depleted the contingency fund to make necessary road repairs. While we await the outcome and get an understanding of the reimbursement from Vernon/FEMA we had no choice but to assess membership.

At the present time we have received \$50,000 of the Assessment from 149 members. We need assessments from 270 families to expect a total of \$80,000.

The dues for 2012 will be \$1080. It is an increase of \$50 from 2011.

A motion was made by Mike Curry to accept the entire 2012 Budget as proposed - which includes the \$1080 Dues Bill for 2012.

Terence Phalon seconded the motion.

The motion passed---- there were 3 negative votes.

## **RESOLUTION AGREEMENT**

The new Late Fee Policy Resolution of the Management Committee of Lake Wallkill Community Inc was presented

This is a proposal for a Late Payment Charge Policy to replace the flat fee of \$30 for late payment of Dues that is presently in existence.

The Management Committee, upon the advice of counsel, has determined that in the best interests of Lake Wallkill and the entire Lake Wallkill Community this resolution will be made to define the

Late Payment Charge Policy so as to avoid any confusion and to ensure the economic well-being of Lake Wallkill.

This Resolution was prepared with the advice of Legal Counsel.

This policy applies to new dues due on March 1, 2012 and subsequent dues and assessments.

A late payment charge of 1 1/2% {one and one-half percent per month} will be levied on the last day of the month in which payment is due and will be applied for each month, for as long as the dues/assessments remain unpaid.

The Management Committee, on a case-by-case basis, may grant relief to a member in arrears by permitting said member to enter into a payment plan.

The new LATE Fee Policy shall only apply to new arrears effective March 1<sup>st</sup> 2012. All old arrears were covered under the old late fee policy and are not subject to the new fee..

A motion was made by Bob MacLean to accept the Resolution as proposed.

Ellen Frank seconded the motion. There were 19 votes in favor, 1 opposed and 1 abstention. The motion passed.

## **CREDIT CARD PAYMENTS**

Management is gathering information on Credit Card Payments for members who may choose this method to pay dues. This information will be discussed at our March Meeting.

## **J C P and L Update**

J C P and L is regulated by the Board of Public Utilities. The boundaries for their territory that includes Lake Wallkill Community has not changed in 25 years. In order to change Electric Companies the existing company must be willing to relinquish their stake in the "territory" -- in this case Lake Wallkill.

Sussex Rural Electric Cooperative is an unregulated company that is owned by its customers and run by a Board of Directors. It has made a number of proposals for transferring territories during the last ten years and JCP and L has turned them down.

Vernon Township has approached SREC about making a change. A suggestion has been made that Lake Wallkill tell Vernon that we will go along with a resolution to revoke the JCP and L franchise.

The Meeting was opened to General Membership comment.

There were no comments from membership.

With no further business to discuss Norah made a motion to adjourn. Ellen Frank seconded the motion. All were in favor and the meeting adjourned at 1:45 PM.

Eleanor McLean  
Secretary