

**LAKE WALKILL COMMUNITY, INC.  
MANAGEMENT COMMITTEE MEETING  
AUGUST 31, 2013**

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Norah Hill *
Phil Capobianco	*	Carmel Grieco	VP Community Relations	*	#2 vacant
Rich Koop	*	BT Thompson	VP Insurance /Safety	*	#3 Ellen Frank *
Terry Matthews	*	Bob MacLean	VP Lake Management	*	#4 Jennifer Costello *
Lorraine Zagorski	*	vacant	VP Public Relations	*	#5 Pat McGannon *
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon *
		Eleanor McLean	Secretary	*	#7 Kerri Summa *
		Chris Merck	VP Operations	*	#8 Alexis Phalon *
		Glenn Grieco	Treasurer	*	#9 Peggy Merck *
					#10 vacant
Manager, Brendan Jaeger E					
* = in attendance    E=excused    U=unexcused					

**MINUTES OF MEETING**

The Lake Wallkill Community Management Committee Meeting was opened at 10:05AM by President Bob Smith in the Lake Wallkill Clubhouse.

The Pledge of Allegiance followed.

A motion to accept the minutes of the July 27, 2013 General Membership Meeting was made by Phil and seconded by Lorraine. The motion passed.

Glenn referred to the Summary Sheet regarding the 2013 Budget which shows our Income and Expenses to date, our anticipated Future Income and Expenses for this Fiscal Year and expressed a goal of saving approximately \$20,000, if possible .

**Nominating Committee Report:**

Terry Matthews, Chair of the Nominating Committee, made a motion to elect candidate Norah Hill to fill the open VP Officer Position created by the resignation of Jeanne Nilsen.

Phil seconded the motion and it was passed by the Management Committee.

Bob Smith expressed the thanks of the Management Committee to Jeanne for her dedication to the Lake Wallkill Community while serving as a Board Member.

Terry Matthews made a motion to elect Tim Olsen to fill the vacancy for District 2 Rep. Jennifer seconded the motion and it passed.

Terry Matthews made a motion to elect Rosemary DenBleyker to fill the open District 1 Rep position. Kerri seconded the motion and it passed.

Terry reported that no one in District 10 has volunteered yet to become the District 10 Rep.

New Business—Action Item # R30—Regarding revenue opportunity to rent the Clubhouse for private functions and/ or lake functions.

The Committee ---Peggy Merck, Carmel Grieco and Jeanne Nilsen had presented the Resolution to the Trustees.

It was recommended that members not-in-good-standing could not rent or attend functions.

There was a discussion regarding a Renter Certificate of Insurance, the inclusion of the Office Manager in the Rental Process, the use of a check list for responsibilities of the Renter, and the need for coordination with all activities in the Community.

Peggy Merck made a motion to pass the Resolution to allow Clubhouse Rentals for Members in Good Standing. Lynne seconded the motion and it passed.

The next Resolution for board discussion is in regards to the use of alcoholic beverages on community property.

There was a review of the Resolution by the Trustees and they reported that the majority of Trustees were in favor of recommending the resolution to the full board with the requirement that a Host Reliability Rider of one million dollars to be purchased by the Renter.

The use of Alcoholic Beverages on Community Property is a change to our current Rules and Regulations.

The biggest concern in this matter is the question of liability for Lake Wallkill Community.

A request was made to obtain coverage information from our insurance broker to determine if a Host Liability Rider covers us and to make sure all safeguards are in place before we consider a Resolution permitting the use of alcoholic beverages.

A motion was made by Mike Curry to postpone the vote on the use of alcoholic beverages on Community Property until the liability questions are resolved.

The motion was seconded by Lorraine. The motion passed.

Phil reported that the Finance Committee has 19 plans in place for member payments. Please contact the Committee if you need a payment plan to manage dues payments.

Phil also stated that the By-Laws Committee met on August 24<sup>th</sup>. Progress reported.

Action Item # R31---The New Brick Revenue Program incorporated into the Beach Picnic Table Project will have an additional phase with Brick Walkways at the site.

Umbrellas will be provided for the new picnic tables.

Action Item # R 32---The Ladies of the Lake have donated money for new Boardwalk Benches in lieu of a Sponsorship Program. Chris will design the benches and they will be unique and of high quality.

Chris reported that some of our community Buildings will be getting new roofing. These include the

sports shed at the club house and the garage adjacent to the office. The rear of the garage needs more extensive roofing work that will be included in the 2014 budget.

Road edging is also being worked on.

Mike Curry reported that he received the report of our CPA for the year 2012. The CPA confirmed that the books of Lake Wallkill were properly maintained in accordance with applicable accounting standards.

Bob MacLean reported that the number of Bass fish in our lake is appropriate. This was determined through a survey conducted by our Lake Management company (Aquatic Analysts). We have been consulting with aquatics as the size of the bass in the lake is not increasing. There are thought to be two primary reasons for this condition including adequate food sources for the bass and genetics. Because there has not been Bass stocking in the lake for some time, there is not sufficient genetic diversity which can stunt bass size. It was also noted that the sunfish population is seriously depleted.

The recommendation is to stock fat head minnows, sun fish and bass to begin a program to rebalance the fish population in the lake.

It is estimated that the fish replenishment would cost under \$5000. Bob will get specific information on timing and cost. It was noted there has been member interest in a fundraiser to pay for a stocking program.

Bob also informed the board that the lake drawdown contributes to challenge of managing the fish population. The board agreed we would **not** drawdown the lake water for another 2 years.

There was also a request to place signs around the Lake to inform everyone about the catch and release rules. Bob Smith volunteered to take care of the signs.

Lynne reported that all is going well with Security. This is the last weekend for the Summer Season. They will return on our Halloween Weekend.

BT informed us that our Insurance Rep has visited Lake Wallkill and all is well.

The Life Guards did a good job this season.

The Sports Club was a success.

A Thank You was extended to our Badge Checker, Norah Hill, for the 2013 Season.

The Community was reminded that there will be an end of the season BBQ this evening at the beach.

MEETING OPENED TO MEMBERSHIP.

A request was made to check Fire Lane #7. Access to the dock is difficult. Chris will have operations look into this.

Membership asked about the status of Brendan and Bob reported that he has had a second back surgery and is improving. This will be followed by Physical Therapy and hopefully he will be cleared for work before the end of the year.

A clarification was requested for the lengthy time it has taken to revise the by-laws.

Phil explained that a severe car accident involving our lawyer was the primary reason for the delay.

There was a question about the availability of the Sports Club Program during the latter half of August. BT responded that there were only AM sessions after Regatta and the end date was the Olympics.

Some members said that the Program should continue until the end of the season.

This will be addressed by the Committee.

Mike said that a member, John Brennan would like to know the plan for the tennis courts. They want to know if more room can be made for the ball field if the tennis courts are not going to be maintained. Bob & Chris will talk to John as they are discussing plans to improve access to tennis.

Bob reminded all those who must submit budgets for 2014 to do so in time for our November Budget Meeting.

The next meeting of the Management Committee is scheduled for Sunday, Nov.24, 2013.

A motion to close the meeting was made by Mike and seconded by Peggy. The motion passed and the meeting was adjourned at 11:40 AM.

Eleanor McLean---Secretary