

**LAKE WALKILL COMMUNITY, INC**  
**Management Committee Meeting.**  
**May 24, 2014**

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

**MINUTES OF MEETING**

The Lake Wallkill Management Committee Meeting was opened at 10:45 AM by President Bob Smith in the Lake Wallkill Clubhouse.

A motion was made by Peggy Merck to accept the Minutes of the March 22, 2014 Management Meeting. The motion was seconded by Norah. The motion was approved.

Treasurer's Report---BT reported that to date our budgets are on target. There will be NO badges issued to those on the Delinquent Dues List that will be submitted to Dolan and Dolan as we begin the Collection Process for past dues payments.

The Nominating Committee announced that Alexis Phalon was the only nomination for District 8 Rep.

Terry Matthews made a motion to accept the nomination of Alexis to continue in her position as District 8 Rep. The motion was seconded by Carmel and passed by all present.

District 10 remains vacant. The Rep for the District must reside within the district.

Bob Smith introduced Eileen Born who is our attorney from the firm of Dolan and Dolan . She was invited to inform membership about the delinquent dues Collection Process. Eileen explained that Dolan and Dolan will be responsible for the Collections Program. The Lake Wallkill Management Committee will no longer deal with the members who are on the Delinquent Dues List submitted to Dolan and Dolan. . Any member on the Delinquent List will be assessed attorney fees of 30% of the amount owed in addition to the dues and assessments and late fees that are owed. There will be a First Notice to all of the non- dues paying members with a 30 Day opportunity to settle the account. The properties with the Declaration of Covenants will have a lien claim filed if there is no response.

The properties with no Covenant will be subject to an action for collection in New Jersey Courts for collection of the arrears

Recent Case Law has affirmed the right of Lake Wallkill Community to pursue the collection of past dues from all of its members. Even if the Covenant has not been signed the members benefit from their easement rights to use the common facilities, even if they choose not to exercise their easement.

Phil reported on the completion by the By Laws Committee, and the approval by the Management Committee , of the revised By Laws DRAFT,

One member on the Management Committee had raised questions which were addressed satisfactorily.

The By Laws Committee recommended that the Management Committee submit to members in good standing the DRAFT of the revised By Laws for approval.

Mike Curry made a motion that the revised DRAFT of the By Laws be given to members in good standing for a vote of approval .

Peggy Merck seconded the motion. The motion passed with 18 votes of the members of the Management Committee.

The DRAFT is a 16 page document which will be sent to all members in good standing.

THANK YOU TO THE BY LAWS COMMITTEE FOR THEIR WORK FOR THE PAST FOUR YEARS. Phil Capobianco (Chair), Terry Matthews, Mike Curry, Lynne LaCarrubba & Fran O'Leary.

Brian reported that the lifeguards have been hired and they will begin work on July 1,2014. They will also have new umbrellas this year.

Peggy said that the Ladies of the Lake continue to make contributions to the Lake Wallkill Community because of their fundraising activities.

The PICNIC TABLES are in place at the beach,

There will be BRICKS between the tables which can **be memorialized** by members for a fee.

Information will be provided in the LOL mailing.

There will be new benches on the boardwalk which can also be memorialized for a fee.

The benches are being designed and built in--house. A Sketch of the design was presented at the meeting and will be displayed in the office for anyone interested.

Lynne reported that Comet Security has started on weekends commencing this weekend.

Norah is looking forward to her job as Badge Checker for the 2014 Summer season.

She has also completed the map of Lake Wallkill Community hanging in the Office which identifies all of the 10 Districts, and the individual houses within the Districts.

Norah also asked about the First Aid Room in the Office and the cot that was formally located there. Some time ago the Ladies of the Lake requested more space in the office for refrigerated storage. They asked if the cot could be removed to make room. The topic was researched to make sure that there was no requirements in the Sanitary Bathing Code. It was confirmed this was not a requirement. Furthermore, the cot had not be used for any first aid event in more than a decade so it was removed.

Norah also asked about the cleaning of the office. We will make sure Operations stays on top of the cleaning schedule for the office.

Bob MacLean reported that the weed growth in the lake was very heavy this year. The water has been treated and the weeds have floated to the top.

There was heavy algae growth also.

When all of the weeds have died AQUATIC ANALYSTS will put alum in the lake to keep the weeds /algae from growing during the summer months.

Dye will be put in the lake in June to prevent the sunlight from penetrating to the bottom of the lake ,because sunlight encourages unwanted growth .

The lake was stocked with bass, sunfish and fat head minnows in the fall 2013.

Larry (Aquatics) has recommended a spring stocking of minnows now to protect the young bass fingerlings. We included money in the 2014 budget for some additional stocking. Bob was told to make the arrangements with Aquatics.

Mike complimented Chris and Brendan for the new sand at the beach and the maintenance of the Community in the beach area.

Eleanor thanked the Garden Club and the Koops for the flower plantings that can be spotted throughout the Community.

Chris thanked Brendan and Jake for their work to help improve the Community . Chris stresses the beautification of the facilities.

He reported that Brendan crafted the new doors on the Clubhouse closet and the lattice work at the Clubhouse.

Chris asked that homeowners clear the edges of their property to improve appearance.

He also said that Brendan's craftsmanship will shine with the new benches at the boardwalk.

The floor in the Clubhouse has been stained and has had a finish put on it to preserve it.

It is important that members who have activities at the Clubhouse remember to CLEAN UP the floor after every event. This will go a long way to help in preserving the floor.

**BT reported that there will be a Pancake Breakfast ON JULY 4, 2014 ---FRIDAY--- to benefit the SWIM TEAM.**

**ON JULY 5, 2014 there will be a COMMUNITY BARBECUE at a minimal cost to cover the food expenses.**

**Carmel reported that the Clubhouse Store is expected to be open this summer---details forthcoming.**

Carmel also would like someone from District 10 to come forward to volunteer to be a Rep for the District.

Rosemary thanked Brendan for the installation of the grates on Wallkill Drive at the foot of Grandview Road.

Phil, as Chair of the Finance Committee, said that there were two active Financial Plans for 2013. There are 33 active plans for 2014.----- only one of which is delinquent at this time. He was happy to report that we have the highest number of dues paying members this year.

Management is working to continue the process to get the permission to continue with our silt traps project to prevent the silt from running into the lake.

Last year the Federal Government was involved with our control over the Turkey Vultures who had become a health nuisance to the Community.

This year Lake Wallkill will be able to handle the situation. There is a designated Permit for gun control and Norah has handled the details.

Peggy reminded the women that the first meeting of the Ladies of the Lake will be held June 28, 2014,

Bob asked for membership comments.:

There was a question about the swans in our lake.

Do they present a health hazard because of their discharges into the lake water?

Bob Mac Lean will follow up with Aquatic Analysts.

There was a question about the thickness of ice for safe ice skating.

Lake Wallkill cannot take responsibility and the decision to skate on the Lake is made by the skaters. Personal advice was offered on what other people use as a guide for safe skating and members were encouraged to drill and measure to be sure the ice is a safe thickness.

Fran O'Leary brought up the matter of election of Officers and Trustees in Lake Wallkill.

In our current By Laws and the new revised By-laws there is no provision for election by the entire membership.

It is her belief that there is case law to support her view that this should be the policy in Lake Wallkill Community.

Eileen Born, our Attorney, explained that the tradition of our Lake Community, according to our By Laws, is acceptable for the election of our Officers and Trustees. There is no violation with the laws and statutes that regulate boards like ours at Lake Wallkill.

If Lake Wallkill chooses to change its method of electing Officers and Trustees it would have to be incorporated into the By Laws.

Eileen said that the current procedure of election is viable and defensible.

A question was raised about the use of the Community facilities by those who are on the Delinquent List

Only members in good standing are permitted to use the facilities.

A member asked if we had recouped all of the eligible expenditures for Hurricane Irene through FEMA.

The Lake Associations have banded together and politicians have been involved but we have not been reimbursed for what is due to the Community.

There are bins for recycled cans etc in the Beach Area.

Fran O'Leary has collected these items and turned them into cash for the Community. She has also volunteered to pick up recycles at homes, if requested.

Bob Smith thanked Stevie Burns for his help in the Community.

A motion to close the meeting was made by Mike. It was seconded by Carmel and approved by all.

Meeting adjourned at 11:50 AM.

Eleanor McLean  
Secretary