

**Lake Wallkill Community Inc.**

**Management Committee**

**July 5, 2014**

**Minutes of Meeting**

**Attendance:**

<b><u>Trustees</u></b>	<b><u>Officers</u></b>	<b><u>District</u></b>
Mike Curry	Bob Smith, President	# 1 E- Rosemary Den Bleyker
E- Phil Capobianco	Carmel Grieco, VP Community Relations	#2 Tim Olsen
Rich Koop	Brian Schubert, VP Insurance/Safety	#3 Ellen frank
Terry Matthews Sr.	Bob MacLean, VP Lake Management	#4 Jennifer Costello
Lorraine Zagorski	Norah Hill, VP Public Relations	#5 E- Pat McGannon
	Lynne LaCarrubba, VP Security	#6 U- Larry McGannon
	E- Eleanor McLean, Secretary	#7 Kerri Summa
	E-- Chris Merck, VP Operations	#8 Alexis Phalon
	BT Thompson, Treasurer	#9 E- Peggy Merck
		#10 vacant
	Brendan Jaeger , Manager n/a	

Meeting started at 10:35

Bob Smith asked if anyone had questions about the Executive Session and Management Committee minutes of the meeting on May 24<sup>th</sup>. There were no questions. Jennifer Costello made a motion to approve the minutes and Ellen Frank seconded the motion. Motion passed, minutes approved.

**Treasurer's Report :**

BT submitted a copy of the balance sheet as of May. 2014, He noted that \$290,000 has been collected in the Dues account; as well as, \$19,000 in back dues. 34 members are on payment plans.

Presidents report:

Status of FEMA:

Congressman Garrett and Senator Menendez have been providing us with favorable information. Vernon's appeal has exceeded the statutory limit ( for FEMA to answer the appeal) as of May 15<sup>th</sup>. We were recently updated that the appeal decision letter is in the approval process but we do not know the decision outcome. We expect to hear an update in July.

Status of Collection Process:

Bob Smith passed around a Collection Status report to the Management Committee, which was dated July 2, 2014. Summary: 4 have paid a total of over \$25,000 / 7 other members are in the discussion for a total of \$60,000 and 3 others are challenging the process. The first check was received from Dolan and Dolan in the amount of \$15,000.

Late Fee Discount Resolution –

A draft of the Resolution was presented. Approval of this resolution would provide a 50% reduction in the late fees as an incentive to pay back dues. If the member signs the Covenant it would be a 100% reduction. Carmel Grieco read the following statement submitted by Phil Capobianco: " With regard to the Lake Fee Discount Program, I am against it for the following reasons- 1. In truth it only applies to less than 7% of the lake home owners ( 23 collection accounts of non-covenant signed households) 2. To vote for it would disregard the majority homeowners who over the years complied with all applicable rules, regulations, policies, etc., thereby carrying the financial burden of the minority, disinterested homeowners. 3. Since 2007 when the Finance Committee was established , to the present, the Management Committee has provided the community with concise ,positive, reasonable ways to reduce the monies owed the lake. Only a few responded to our continuous "reaching out" efforts. Faced with more than a half a million dollar deficit to our income flow, the Management Committee finally approved dues and assessment late fees, financial plans with reasonable and mutually acceptable payment amounts and schedules and a onetime 13% discount program of which only 2 delinquent homeowners took advantage. 4. 27 of 50 delinquent homeowner accounts turned over to Dolan and Dolan have signed the covenant thereby accepting the responsibility ultimately for all monies due the lake including late fees. 5. To accept this Late Fee Discount Resolution will establish an unacceptable precedent. Again, I would vote against this proposal resolution." BT stated that he agrees with Phil. In essence he feels that the resolution would reward those homeowners displaying poor financial planning. Mike Curry made the motion to pass the Late Fee Discount Resolution. Terry Matthews seconded the motion. The motion was defeated as no votes exceeded the yes votes.

Alternative Dispute Policy:

A copy of the Alternative Dispute Resolution Policy was presented. Carmel read Phil's written comment: " With regard to the Alternat Dispute Resolution I am in favor of it. Further I would ask you to consider whether or not 'and by-laws" should be added to the end of Paragraph II.A.1. " Bob Smith did not recommend altering the Resolution document since it was written by Eileen Born. Terry Matthews Sr. made the motion to accept the Alternative Resolution Dispute Policy as written. Mike Curry seconded the motion. The motion passed with all in favor.

**Finance Committee Report:**

Phil submitted a written finance report that was read by Camel. As of June 25,2014, there are 3 carryover 2013 Financial Plans that are still active and on schedule payment wise. There is 1 plan on hold due to medical problems. We have 28 active 2014 plans with on-time payments. We have 4 active 2014 plans which have missed one payment. Said plans were verified and referred to the Treasurer for follow up. One 2014 plan has been turned over to collections. One 2014 plan has been turned over to a mortgage company for settlement, however, the 2014 dues have been paid.

**By-Law Committee Report:**

Phil submitted a written report that was read by Terry Matthews. Phil states, " I am happy to report that consistent with Bob's suggested planning dates, we are on schedule. All mailings were made on June 13 and we await the CPA certified report on votes cast by mid-July,2014,

**Round table Input:**

Lorraine Zagorski requested that to put a light on the flag with a timer, which would avoid having to take it up and down each day. A suggestion was also made to consider a solar light. The teen Canteen is paying for us to order a new flag.

Terry Matthews- Nothing to report.

Carmel Grieco noted that Kerri Summa has purchased a home in District #3 , leaving Kerri's District #7 open.

Alexis Phalon- Nothing to report.

BT Thompson reported that the Breakfast on Friday morning, July 4<sup>th</sup> was a financial success and everyone had a good time. Tonight there will be a barbeque with a movie on the beach. He only received 3 responses on the purchase of additional brick. He also feels that the Security Guard needs a phone in the booth.

Mike Curry - Nothing to report.

Norah Hill reported that there will be a Community Spetic cleaning and details will follow. She is also looking into the purchase of a new flag.

Bob MacLean stated that the Lake is in good shape, including the fish are getting bigger. The downside of the clarity is that new algae forms and the weeds grow, which is being addressed. Some of the weeds at the beach area have been raked out.

Kerri Summa stated that Nathalie Brill, who lives in District 7, is willing to take her place. Terry stated that the vacancy in District 7 needs to be advertised before the position can be filled.

Jennifer Costello – Nothing to report.

Lynne LaCarrubba reported that especially on the weekend she goes down to the boardwalk to check on who is there as well as to make sure that our curfew is being adhered to. She is also on call if the security guard or someone observes that there is drinking, etc.

Brian Schubert gave public recognition to Eamon Matthews for saving two children this season. In reference to the lifeguards, we are fully staffed. He also reported that Sports Club is well attended.

Ellen Frank gave recognition for Jackie Sloven running the Club House this season. She also questioned the summer office hours and BT responded that they are posted and he is available. Ellen also inquired who should she see about making a donation toward a bench in recognition of her brother, Peter. Ellen was referred to Peggy Merck.

#### Open to Membership- 11:10 am

Dot Ward- 12 Hill Top Drive, suggested having sticker on cars for guest parked in the parking lots. BT responded that we need to keep contact information up to-date.

Terry Keeley, 1 Wallkill Drive, stated that the light on the side of the office is out. BT said that it is on a timer. A motion light should be considered and a solar light for the flag. Terry also requested that a POW flag be hung below the American Flag. Bob said that the POW request would be taken under advisement.

Kathleen Mayerhofer, 80 Lakeside Drive, was concerned because her daughter told them this morning that she was crossing the boardwalk last night and felt threatened. She also reported that she, herself, was also walking on the boardwalk in the morning at 6:45 and a male was sitting on the bleachers half asleep. BT responded that in that case she should call the police. On the weekends the security guard patrols to 2:00 am. Lynne stated that her son leaves for work at 5:30 am each morning and on his way out checks the beach area.

Betty Sloven, 35 Cedar Lane, also expressed security concerns.

Gloria Bolina, 2 Cedar Lane, stated that there are parking passes in the office. Alexis commented that there should be a parking section for guest.

John Mayerhoffer, 80 Lakeside Drive, questioned the posting of funds. BT informed him that the budget report is posted on the bulletin board to the right of the mailbox.

Margaret Beckmann, 103 Lakeside Drive, commented that if there is a security issue on the weekend seek the security guard, who is available until 2:00 am and during the week call the police. BT and Lynne agreed that there is a need for a phone to be installed at the security booth.

Kathleen Freeman, 23 Cedar Lane, suggested that at the beginning of the season 1 parking permit for guest. If the car in the lot does not have a permit then the car should be towed.

(The discussion of curfew came up. Lynne responded that curfew is for those under 16 is 10:00 pm ( If they are quiet, she gives them until 10:30.)Everyone else must be off the bleachers by midnight, Terry interjected that everyone should be home by midnight.

Dot Ward, 12 Hill Top Drive, asked if the security guard will ask them to leave. Lynne responded, that the guard does ask them to leave and she also patrols often taking her son with her.

No other questions.

Mike Curry made the motion to close the meeting. Lorraine Zagorski seconded the motion.

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Minutes submitted by: Norah Hill