

**;LAKE WALKILL COMMUNITY, INC
Management Committee Meeting**

AUGUST 30, 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	E	#4 Jennifer Costello	E	
Lorraine Zagorski	*	Norah Hill	VP Public Relations	*	#5 Pat McGannon	*	
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	E	
		Eleanor McLean	Secretary	*	#7 Kerri Summa	*	
		Chris Merck	VP Operations	*	#8 Alexis Phalon	U	
		BT Thompson	Treasurer	*	#9 Peggy Merck	*	
					#10 vacant		
		Manager, Brendan Jaeger *					
* = in attendance E=excused U=unexcused							

MINUTES OF MEETING

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

A motion was made by Phil Capobianco to accept the Minutes of the JULY 26 , 2014 Management Meeting .The motion was seconded by Norah . The motion was approved.

Treasurer's Report---BT-- the budget is on target and the Collections Process is proceeding. BT thanked the Finance Committee which keeps track of the Financial Payment Plans.

The roof on the shed at the Maintenance Garage has been rebuilt/repared and the cost of the materials was \$1800. There is an assessment reserve that includes garage repairs which can cover this cost.

A motion was made by Chris to apply the repair cost of the shed to the assessment reserve. Phil seconded the motion and it was approved by the Committe

Silt traps collect silt to avoid it entering and filling the lake. The traps are also designed to treat inflowing water as needed. Conklin Engineering has made an application to the DEP for the required permit to work on the silt traps. A request was made to cover the cost of the application fee of \$1600 plus other related silt trap costs to be covered by funds in the assessment reserve. Mike made a motion for silt traps costs to be applied to the reserve and this motion was seconded by Lorraine. The motion was approved.

Carmel made a motion to accept this Treasurer's Report and it was seconded by Rosemary. The motion was approved.

With the approval of the Collections Process by the Management Committee, the Law Firm of Dolan and Dolan has sent correspondence to the delinquent homeowners in Lake Wallkill Community regarding their responsibility to pay the monies owed to the Community. Five properties have paid in full with an amount totaling approximately \$36,000 and banks have paid for three foreclosures netted \$20,000. Those who choose partial payment plans have arrangements with Dolan and Dolan. Dolan and Dolan will be processing liens with the County Clerk involving the approximately 40 properties where there has been inaction on the part of the owners.

Terry Matthews reported that the Nominating Committee recommends Nathalie Brill to fill the vacancy as District 7 Rep because former Rep Kerri Summa has moved from that District. Terry made a motion to recommend Nathalie Brill as District Rep 7 to fill the vacancy. Peggy seconded the motion and all approved.

Lynne reported that the Comet Security Guard has been complimented for his professionalism in performing his job here at Lake Wallkill.

Norah thanked April Myslinski for her work in cleaning the Trophy Cases and the Regatta Pennant Cases in the Clubhouse. We appreciate her Community Spirit. Norah offered to complete the necessary paper work required for the application for a gun permit as the next measure to control the vulture population in and around Lake Wallkill. Last year the Federal Government was involved with our strategy to keep the Turkey Vultures from residing in Lake Wallkill and used vulture effigies to ward them off. They have advised our roost is not likely to respond to that approach again and have suggested we move to the next step.

Norah expressed concern about the times that younger members are in the Clubhouse Store without adult supervision. Norah also said that she believed that the Sports Club activities should continue until Labor Day weekend.

Brian will discuss the Sports Club at the Budget Meeting in November. He also reported that Melissa Olsen certified 4 new lifeguards this summer at Lake Wallkill.

Peggy requested a notice on the Lake Wallkill Website about memorializing the new benches to be built in-house and the pavers that will compliment the tables by the playground. Benches with memorial plaques require a \$500 donation and the bricks will cost \$50 each. Peggy also requested donations of memorabilia of Lake Wallkill to be displayed in the Clubhouse. As retiring President of the Ladies of the Lake she introduced Jan Jaeger as the incoming President of the Ladies' Club.

Peggy asked the Committee to consider a proposal to provide an area by the Clubhouse for Frisbee Golf. This discussion will be on the agenda for the November meeting.

Bob Smith reported for Bob MacLean , VP of Lake Management.

The curly pond weeds in the middle of the lake and new aggressive algae have grown in the lake because there has been no rain and with 8 foot clarity in the water the sun gets to the bottom of the water and growth is encouraged. In treating the water we have limited use of copper based herbicide. Because it is suggested that the water should be at a higher level another board will be added to the spillway. Too many nutrients in the lake will require us to be more aggressive with nutrient control. Aquatics is considering the benefits of a fall treatment for weeds but may hold off as this timing is considered a new approach and the outcome uncertain.

Phil, Chairman of the By-Laws Committee ,reported that the final printing of the July 2014 By-Laws was completed. 250 copies were delivered to the Office Manager for Community distribution. As Chairman of the Committee he respectfully requested that this Committee established by M. Curry in 2011 be formally dissolved with thanks as all tasks have been completed effective July 2014.

Bob Smith thanked the members of the By-Laws Committee for their work providing us with a revised set of By-Laws and declared the Committee disbanded.

Phil as Chair of the Finance Committee reported activity through Aug.27, 2014.

There are 40 plans at this time. Breakdown of plans :

Paid in full -- 10

Active and on schedule—21

Late---7

Deleted and to collection---2

The 7 late plans will be discussed with the Treasurer for follow up.

The President has asked for an estimate of dues to be received from Sept. 2014 to Dec. 2014.

If everyone meets their plan requirements we would realize \$18, 600.

Bob Smith reported that there has not yet been a response about reimbursement from FEMA for expenses caused by Hurricane Irene

Bob informed all that we were not taking any action for Lake ownership of properties with arrears but rather we are acting as intermediaries to resolve the issue. This stems from one member offering to turn their property over to the Lake in lieu of paying back dues.

Bob also reported that members will be receiving a Member Survey to give all an opportunity to have input in the decisions of the policies of our Community.

Chris informed the Committee that he chooses to use materials in all of the projects in the Community that will provide durability and a longer life .This might be more costly than anticipated but better in the long term.The in- house work by Brendan helps to cut our expenses.

Chris asked for volunteers to help with the demolition of the diving tower and the splintered docks in that area. ---- Sept. 8 at 8 AM-----bring tools that may be needed.----The Ladies will provide coffee and bagels.

BT reminded all that there will be a BBQ tonight at the beach at 5:30 PM.

He is a strong advocate for Community get-togethers and hopes all will attend and enjoy themselves.

The meeting was opened to the membership .

The amount that is outstanding from FEMA because of Hurricane Irene is \$139,000.
The amount of delinquent dues ----\$571,299.

Information about demolition permits----there is no time frame with these permits.

Question about the lack of a dock at Spring Lane---there will be a new dock in the Spring 2015.

Gravel spots in the Glen will be addressed.

A motion was made by Carmel to adjourn the meeting. Peggy seconded the motion . All approved and the meeting was adjourned at 11:30AM.

Eleanor McLean, Secretary