

LAKE WALKILL COMMUNITY, INC

Management Committee Meeting

NOVEMBER 23, 2014

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	* #1 Rosemary DenBleyker	*
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 Pat McGannon	E
		Lynne LaCarrubba	VP Security	* #6 Larry McGannon	*
		Eleanor McLean	Secretary	* #7 Nathalie Brill	*
		Chris Merck	VP Operations	* #8 Alexis Phalon	U
		BT Thompson	Treasurer	* #9 Peggy Merck	*
				#10 Jan Jaeger	*
Manager, Brendan Jaeger *					
* = in attendance E=excused U=unexcused					

MINUTES OF MEETING

The Lake Wallkill Management Committee Meeting was opened at 11:10 AM by President Bob Smith in the Pochuck Firehouse.

The Pledge of Allegiance followed.

A motion was made by Phil to accept the minutes of the August 30th, 2014 Management Committee Meeting. Lorraine seconded the motion and it was approved by all present.

As chairperson of the Nominating Committee Terence Matthews recommended Jan Jaeger be assigned as the representative to the Management Committee from District 10. The District 10 Representative role has been vacant for some time. In accordance with By-Laws Article VIII, Section 6 the nominating committee recommends a candidate to fill the unexpired term.

Terry made a motion to elect Jan Jaeger as District 10 Representative. Carmel seconded the motion and it was approved by all.

BT as Treasurer presented the 2015 Lake Wallkill Budget Proposal including Administration Expenses , General Operating Expenses, Expense Accounts, Income Statement and Current Assets and the Fee Structure for 2015.

He noted the proposed Tennis Court replacement costs in the Budget.

There will be one court and new fencing. The reduction to one Tennis Court allow for the increase the size of the Baseball field.

The Tennis Court Proposal is consistent with what was considered by the committee in 2013.

The court will have an asphalt surface with a latex coating.

The Budget is based on 280 dues paying members. This is consistent with the additional number of dues paying properties as a result of collections.

BT noted that if everybody paid their dues each membership would only cost approximately \$900 to fund the same Budget.

BT asked the Committee to consider an increase in the Transfer Fee when a property changes ownership. There was a discussion by Committee members.

Chris made a motion to increase the Transfer Fee to \$500.

Norah seconded the motion and it was approved by all present.

There was also a request for consideration to clarify and apply a late fee to missed or late payments due to the Community.

Phil made a motion that missed or late payments due to our Community incur a late fee assessment

Rosemary seconded the motion and it was approved by all present...

At the conclusion of discussion pertaining to the Proposed 2015 Lake Wallkill Budget Bob Smith requested a motion to accept the Budget for 2015.

Lorraine made a motion to accept the Base Budget modified in Executive Session on Administrative Costs with a 2015 dues of \$1,050 per improved property ,Rosemary seconded the motion and it was approved by all present.

Bob Smith explained that in addition to the Base Budget the committee would consider the proposal to add funding for the new tennis court (\$43,900) and additional legal expenses (\$13,000) to cover defense of the law suit. Both expenditures are proposed to be funded from current assets (no additional dues or assessment to members) which is possible due to tight expense control in the 2014 budget and the additional income realized from our collections in 2014.

Mike Curry made a motion to added the Tennis Court and Legal expenditures and fund them from current assets. Peggy seconded the motion. The motion passed.

Roundtable reports --- Department updates

Brian reported on the Sports Club Agenda for 2015.

After a discussion by the Committee there was a motion to implement the Sports Club Proposals.

A motion was made by Peggy that the Sports Club have 2 hour AM Sessions in July and August until Labor Day, 2 hour PM Sessions in July and the first two weeks of August, and the 2015

Budget be adjusted accordingly for the Sports Club Director

Chris seconded the motion and it was approved by all present.

Phil, Chair of the Finance Committee, reported that the Financial Committee Analysis is as follows:
16 Financial Plans are paid in full
13 Financial Plans are active and on schedule
8 Financial Plans are late
3 Financial Plans are going to Collections Process

The Committee sent a report to the Treasurer indicating \$3071 unpaid 2014 balances and \$13,453 for 2015 and beyond in unpaid balances.

The Committee recommends that the Treasurer follow up for the 8 late accounts.
This information was forwarded to the President and Treasurer on Nov13,2014.

Peggy asked the members of Lake Wallkill to consider BENCH Sponsorship.-- a \$500.donation.

Peggy reported that Brick Pavers will be added by the new picnic tables at the beach. Brick sponsorships can be arranged for a \$50 donation.

Chris thanked Brendan for all the work he has accomplished at Lake Wallkill this year.

Brendan requested that the members remove all cars from the roads in the event of a snowstorm because he must plow all of the roads and cars complicate the plowing process.
A sign on the Bulletin Board and a blast on the website are suggested when there is a Snow Emergency.

BT reported that the recycling efforts of Fran O'Leary netted \$170 in 2014.
He also wants to acknowledge the volunteers who do so much for Lake Wallkill.-THANK YOU!

Bob MacLean said that the lake is looking good.

Norah reported that there were flowers sent in the name of the Management Committee to the wake for our deceased member Joe DeSimon. Flowers were paid for with personal donations by the management committee.

She also wanted to know about the request for the COMMUNITY bonfire get-together near the Clubhouse on Sat. Nov. 29th, 2014. Bob Smith has been notified and Brendan will make a spot for the fire pit and he will cover it when party is over.

Lynne said that Comet Security will return in 2015.

Ellen asked about appropriate lighting for evening activities during the summer season.

It was brought to the attention of the Committee that it is sometimes necessary for the President to make decisions or act in our behalf without a timely meeting to inform us of a given situation.
Mike made a motion to affirm the administrative authority provided to the President in the Lake Wallkill By-Laws to cover the lawsuits related to our Dues Collection Process.
The motion was seconded by Peggy and approved by all present.

Bob Smith gave a legal update on lawsuits in 2014.:
There was a personal injury claim that was dismissed and Lake Wallkill incurred no expense because we were covered by insurance.

Three members of Lake Wallkill have chosen to challenge our Dues Collection Process in the

Legal System. The lawsuit includes 2 counts; one demanding the discharge of the liens will be defended by a law firm assigned by our insurance carrier. The second count, slander of title, is not covered by our insurance as there is an exclusion in our policy. This count will be defended by our attorney Dolan and Dolan.

Bob provided an update on the FEMA application related to damage cost from Superstorm Irene. In September FEMA made a request for information (RFI) to Vernon requesting additional information on Vernon's responsibilities under the Municipal Services Act as well as information on how the materials and services were purchased. Vernon collaborated with the private communities and the NJ Office of Emergency Management (OEM). A comprehensive response to FEMA's request is planned for December 19th. That submission will start a 90 day clock FEMA has to make a final determination. Once submitted, the town and private communities plan additional follow-up with our elected representatives to press for a good outcome.

General Membership raised the need for more than just Bulletin Boards to inform members. We do have blasts on the Lake Wallkill website.

Mike made a motion to close the meeting and Carmel seconded the motion and the motion was approved by all present.

Meeting adjourned at 12:40 PM

Eleanor Mclean---Secretary