

**LAKE WALKILL COMMUNITY, INC**

**General Membership Meeting**

**May 25, 2015**

TRUSTEE		OFFICERS		DISTRICT REPS	
Mike Curry	*	Bob Smith	President	* #1 Rosemary DenBleyker	*
Phil Capobianco	*	Carmel Grieco	VP Community Relations	* #2 Tim Olsen	E
Rich Koop	E	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	*
		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 10:10AM by President Bob Smith in the Lake Wallkill Clubhouse.

The Pledge of Allegiance followed.

Bob asked for a moment of silence to honor the memory of recently deceased members of the Lake Wallkill Community---Eugenia Johannsen ,Todd Kelly, Frank Hackel, Pat Horan and Stanley Olsen.

A motion was made by Mike to accept the minutes of the March 21, 2015 Management Committee Executive Session Meeting .and the Management Board Business Meeting . Rosemary seconded the motion and it was approved by all present.

BT reported that we are on track for dues payments this year compared to the same time last year.

The Dues Collection Process which we put in place last year is responsible for the increase with the collection of delinquent past monies owed to the Community. Last year \$61,000 in arrears was collected and this year we have exceed the budget projection of \$30,000 and expect additional payments from Dolan & Dolan in June.

BT also informed the members that the Treasurer's Report for the prior month is posted on the bulletin board at the office.

Phil suggested the bench donations be reflected on the balance sheet similar to the brick donation reserve. BT had asked for that adjustment but it was not included in the April financial report. It will be treated that way in future reports.

Chris reported that the many jobs being addressed this year are progressing with a THANK YOU to Brendan for his work effort. Enjoy the visible changes this summer.

Chris also mentioned that there is a recycling bin for aluminum behind the garage.

Bob MacLean reported that Aquatic Analysts will provide the lake with two weed treatments. Then there will be algae control treatment.

The dye in the lake water is to counteract the clear water which permits sunlight to filter through and encourage unwanted weed growth.

The size of the bass fish in the lake will also be monitored with plans for feeder stocking this year.

Brian reported that the SPORTS CLUB will begin on Monday, June 29, 2015.

There will be a MORNING SESSION FROM 9 TO 11 AM AND AN EVENING SESSION FROM 6 TO 8 PM.

The morning program runs all summer and the evening program will run through mid-August.

Brain informed the Committee that our Directors and Officers liability carrier, USLI, will not renew our coverage when the current policy expires in June due to recent claims history, specifically the lawsuit they are defending. Our insurance broker has obtained quotes and we will be purchasing a new policy that will be at a substantial cost increase to the previous policy premiums.

There are 6 lifeguards so far for coverage this summer. Melissa Olsen will certify any additional candidates who will be fifteen years old as of July 1, 2015.

Lynne reported that Comet Security has begun coverage for us at the Booth this Memorial Day Weekend and will continue on weekends throughout the summer season. Members of the committee asked Lynne to make sure the instructions to Comet are clear especially as it relates to visitors.

Carmel introduced the District Reps present .

She also introduced member Gloria Bolino who will be running the Clubhouse Store this summer.

Reports:

District 1 ----Rosemary asked about the possibility of a speed bump on Clubhouse Road .

District 3-----Ellen asked Brendan to address no water problem at cabin on Cedar.

District 5 ----Pat informed the members that she has just had remediation for a termite problem and suggested that others become aware of that possibility, particularly in areas of dampness.

District 7 -----Nathalie asked the Community to enforce the SMOKE FREE ENVIRONMENT IN THE BEACH AREA.

District 9--- Peggy reported that 102 Summit has a water pressure issue .

Mike Curry said that there will be a work session for Trustees before the July Management Meeting. Mike also introduced his neighbor and new member of the Community ,Paul , who purchased the former Perchman cabin.

### **The meeting was opened to membership comments at 10:40 AM**

Fran asked for some financial info.

Bob said there was approximately \$587,000 in arrears.

Arrears collections are \$34,000 to date and additional payments expected from Dolan & Dolan in June.

Lawyers fees through April were \$15, 000 primarily related to the lawsuit.

There are 254 dues paying members as of this date with 26 “late payers”, members that normally pay before the summer season with late fees.

MPS totaled 41

13 lots have \$23, 000 outstanding

FEMA money could total \$132, 000 as we continue to pursue reimbursement.

The litigation challenging our Dues Collection Process is ongoing. Lawyers from our Insurance Company are defending us on Count One--- the discharge of liens.

Our lawyers , Dolan and Dolan, are defending us on count Two---slander of title.

Members were told that 911 should be dialed for **emergencies** to request an Ambulance. This statement followed a discussion around the uncertain hours of St Claire’s in Sussex. Members should check availability of services BEFORE an emergency.

Peggy Merck asked for LAKE WALLKILL MEMORABILIA for Clubhouse Display.

#### UPCOMING COMMUNITY EVENTS:

Ladies of the Lake FIRST MEETING---JULY 1, 2015 AT 10 AM IN THE CLUBHOUSE

BBQ AND MOVIES---AT THE BEACH---FRIDAY EVENING---JULY 3, 2015

SWIM TEAM PANCAKE BREAKFAST –CLUBHOUSE— SATURDAY, JULY 4, 2015

MANAGEMENT MEETING ---JULY 4, 2015 -----SATURDAY---12 NOON

ANNUAL FIREHOUSE DANCE—GET TOGETHER---JULY 25, 2015 AT THE PLAV IN PINE ISLAND.

The Board will take under advisement the request to determine what areas in the Community should have a smoke free environment.

There was a discussion about a new PUBLIC ADDRESS SYSTEM for the Beach Area and at the Office and the Clubhouse. The new system would be paid for through private donations and/or money donated by the Swim Team, Ladies of the Lake or Teen Canteen.

A motion was made by Terry to approve the request to permit installation of a PUBLIC ADDRESS SYSTEM for the SWIM LANES from donated funds , with other phases to be completed in the future. The motion was seconded by Phil and all were in favor.

Brian said the new playground in the Clubhouse area will have mulch that has been approved for playground use and asked for volunteers when needed.

Chris once again thanked the volunteers who help the Community .

Because of the Memorial Day Holiday the garbage will not be collected .  
There will be a dumpster in the upper parking lot to accommodate wet garbage only.

It was noted that the new bench at the Boardwalk has been weathered and Chris was asked if treatment was planned to enhance the appearance of the bench. Chris said that we prefer to have a natural weathering and avoid the expense and time associate with yearly maintenance. A natural treatment of tongue oil will be considered.

A motion to adjourn the meeting was made by Terry and seconded by Ellen ..  
All were in favor and the meeting closed at 11:14AM.

Eleanor McLean ---Secretary

T