

**LAKE WALKILL COMMUNITY, INC.**

Management Committee Meeting

**March 18, 2018**

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker	*
Phil Capobianco	*	Carmel Grieco	VP Community Relations	*	#2 Dottie Ward	E
Terry Matthews Sr	*	Tim Olsen	VP Insurance /Safety	*	#3 Kerri Summa	*
Eleanor McLean	E	Bob MacLean	VP Lake Management	*	#4 Kerri Thompson	*
BT Thompson	*				#5 Pat McGannon	E
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	*
		Jennifer Costello	Secretary	E	#7 Nathalie Brill	*
		Chris Merck	VP Operations	*	#8 Alexis Phalon	E
		Paul Foucaud	Treasurer	*	#9 Peggy Merck	E
					#10 Vacant	
			• Eileen Borne –Board Attorney Manager Shawn Reardon n/a			
* = in attendance    E=excused    U=unexcused						

**MINUTES OF MEETING**

Meeting called to order at 1:05 pm by B. Smith. B. Smith led the pledge.

Bob Smith asked for questions/comments on November meeting minutes/ Motion to approve Phil Capobianco. Nathalie Brill seconds. Minutes pass.

**Treasurer Report:** Paul Foucaud provided an overview of the budget:  
As of 2/28/2018 bank balance - \$390,066.07. Liabilities (funds owed to committees) - \$53,128.

**Balance Sheet –**

We ended February with \$390,166 in the bank (Chase and Lakeland).  
Within this total are liabilities and committee funds totaling \$53,128 (Brick, Swim Team, Teen Canteen, Women’s and Golf).  
This leaves a community fund balance of \$337,037

**Income –**

Our 2018 budget plans for 285 dues paying members. Through March 16<sup>th</sup> we have 220 members that have paid or have signed a payment plan. We have 33 members with membership privileges suspended that have been referred to Dolan & Dolan for collections.

The outstanding dues balance is \$619,423.16 including:

33 MPS	(suspended)	\$ 474,540.82
67 grace period payers		\$ 76,109.48
12 Unimproved Lots		\$ 4859.66
Paid/Pay Plans		\$ 45,807.65

#### Expenses

Within budget.

Commentary – The February Balance sheet includes a new reserve line item of \$75,000 for the Dam Assessment.

#### **New Business**

##### *By-laws Update*

- Due to changes in state law which impact Common Interest Communities such as the Lake Walkkill, the by-laws were updated to reflect the new requirements in the law
- The act, PREDFDA aligns and helps enforce the stance of Membership required with the purchase of property and members are required to pay their fair share of common expenses
- Primary changes to the by-laws as a result of PREDFDA is the process for electing the Management Committee. It requires that the Management Committee be elected through a full democratic election by Members in Good Standing.

##### Board Member comments:

- Phil Capobianco asked the question whether other areas of the by-laws would need to change as a result. Eileen Borne, the attorney said no.

##### Membership comments:

- Fran O'Leary – 64 Lakeside – presented several comments/concerns on the amended by-laws. Each of Fran's comments concerns were addressed by the President or the Board Attorney.
- Having heard Fran's comments and the responses, Bob asked the Management Committee if they had any

Mike Curry made a motion to approve the updated by-laws; Phil Capobianco seconds. Updated by-laws pass with all board members approving.

Ballots will be mailed out to all members in good standing April 1

##### *New Sanitary Bathing Requirements*

- Lake water needs to now be tested differently. New test will now test for *e coli*. Increase cost by approximately \$300
- AED on-site now required with lifeguards on duty
  - Bob Smith has reached out to Jackie Matthews and is awaiting a response
  - AED grants available; one is available through Newton Hospital for non-profit communities
  - Biggest question that needs further exploration is access to the device. Should there be an additional one available at the clubhouse? Should it be assessable outside of when the lifeguards are on duty?

##### Board comments

- Chris Merck asked about getting people trained on the device. It was noted that the lifeguards are already trained as well as other members of the community
- Phil Capobianco asked if there were any insurance benefits with having the AED on-site; most likely no

#### **Board Round Table:**

Lynn LaCarruba – Comet is booked for security again for the upcoming season

Carmel Grieco – Asked whether the new railings on the clubhouse stairs be ready for the upcoming

season. Chris Merck – said that the ramp will be installed by summer. They are still trying to figure out how to do the stairs which impacts the railings.

Timmy Olsen – Working on the insurance audit

Bob MacLean –

- Aquatics contract signed and they are scheduled to begin work again in May
- Review fish situation further to see if additional stocking required
  - It was recommended that since 2018 is a lake lowering year, the fish stocking be addressed after that time
- The impact on the lake by the influx of ducks will be looked further into

BT Thompson – recognized Shawn Reardon for his snow removal efforts this year

President Update: Bob Smith

FEMA Update - Vernon denied request for funds for Hurricane Irene damage. The attorney to review email from a legal standpoint

DAM Update – The first step of the 2-phase project is scheduled to begin. It was communicated that boardwalk area will not be impacted from June through mid-September. Although the original company hired to do the work was bought out by another company; lake was assured that our point-of-contact will remain the same.

Bathroom Update – the bathroom project is progressing. Lake is awaiting finalization of town permits. Architectural drawings are required.

Visconti appeal is essentially over. The one outstanding question is around the collection fees. We are currently awaiting clarification on this from the Superior Court Chancery Division.

Operation - Chris Merck –

- Congratulations to Shawn on his first winter.
- There are many projects scheduled for the spring that they will work to complete.
- A volunteer day will be scheduled in May or June. It will be communicated once scheduled.

Trustees – Mike Curry –

- Trustee work session was held to review the by-laws and provide comments and questions for the legal review by Eileen Born.

Terry Matthews – Elections held for the even districts. The results are as follows:

District 2 – Dotty Ward

District 4 – Kerri Thompson

District 6 – Larry McGannon

District 8 – Alexis Phalon

District 10 – No votes – only vote received was for someone not eligible

Kerri Thompson made a motion to approve; Nathalie Brill seconds. Passes with all board members approving.

Bob Smith wanted to acknowledge Violet's efforts in the office. As a result of this and the work that Phil Capobianco has done on the dues pay plan process. It is the feeling that the finance committee is no longer necessary.

#### **General Membership Comments:**

Nancy Thompson – 23 Lakeside Drive – Is there anything that can be done with her unruly neighbor? It was communicated that town ordinances would govern this.

New member recognized – Peggy Black who resides with her husband Drew at 40 Lakeside Drive. Peggy is a former member of the lake who returned many years later.

L. DeSimon – 92 Lakeside Dr – Would like to thank Phil Capobianco for his many years of service.

Jerry – 12 Grandview Rd – questioned whether there was another way to treat the lake beyond chemicals. He gave Ringwood Lake as an example who use pumps to treat. It was explained that we are doing what needs to be done to treat the weed growth which is our main issue. The lake continues to research and work with other lake communities to continue to be updated on any advancements.

At 2:05 Bob asked for a motion to adjourn. Carmel Greco motion, Rosemary Denbleyker seconds.