

LAKE WALKILL COMMUNITY, INC.

Annual Membership Meeting

July 27, 2019

TRUSTEE		OFFICERS			DISTRICT REPS	
Mike Curry	*	Bob Smith	President	*	#1 Rosemary DenBleyker	*
Carmel Greico	*	Peggy Merck	VP Community Relations	*	#2 Dottie Ward	*
Terry Matthews Sr	*	Tim Olsen	VP Insurance	E	#3 Kerri Summa	E
Jeanne Nilsen	*	Bob MacLean	VP Lake Management	*	#4 Kerri Thompson	*
BT Thompson	*	Denise DeSimon	VP, Safety & Sports	*	#5 Jeanette Becz	*
		Lynne LaCarrubba	VP Security	*	#6 Larry McGannon	U
		Jennifer Costello	Secretary	E	#7 Nathalie Brill	*
		Liz Russo	VP, History & Social Media	*	#8 Alexis Phalon	U
		Paul Foucaud	Treasurer	*	#9 Vacant	
					#10 Vacant	
Manager Shawn Reardon n/a						
* = in attendance E=excused U=unexcused						

MINUTES OF MEETING

Meeting called to order at 10:10 am by B. Smith after confirming there was a quorum for an Annual Membership Meeting. Having reviewed the sign-in sheets and finding 36 members in good standing in attendance the quorum requirement of 10% (29 Members in good standing) was met. P Merck led the pledge.

Questions/Comments on minutes from 6/29 meeting & Executive Session. No questions or comments. Bob asks for Motion to approve 5/25 minutes. Lynne motions, Rosemary seconds, motion carries.

Paul provided the Treasurer's Report.

Bob advised that we have some new business that has come before the board.

Ladies of the Lake have purchased banners to commemorate the 90th Anniversary of Lake Walkill. Proposed to hang banners on boardwalk telephone poles, telephone pole by mailboxes and on the Clubhouse.

Motion is made to accept the donation from the LoL and to have the banners hung. Motion by

Dottie Ward, Second by Jeannie Nilsen. Motion carries.

The Ladies of the Lake have submitted applications for Alcohol events at the Clubhouse, a Handbag Bingo and Halloween Dance. Motion made to approve applications.
Motion by Nathalie Brill, second Jeanette Becz. Motion carries.

We are projected to have no lifeguards after August 18th. We are able to declare our bathing facility exempt from the State regulations on lifeguards after August 18th. The Exempt classification comes with certain requirements including 3'X4' signs on the beach and at the towers. Signs must say:

NO LIFEGUARD ON DUTY

Persons under the age of 16 must be accompanied by an adult.

Adults must supervise their underage children.

NO SWIMMING ALONE

Recreational bathing Operating Hours.

In addition, the safety equipment must be put out and made available to members that use the facility and we must provide access to the phone in the office.

There are board discussions on the pros and cons of adopting an Exempt status. If we don't have enough guards the choice is to declare Exempt status or close the swimming facilities entirely.

Motion is made to purchase the required signs and make appropriate updates to the Aquatic Supervision Plan to facilitate the use of Exempt Status if needed after August 18th (all effort will be made to hire more guards if available to fill shift). Motion Mike Curry, Second Terry Matthews.

Motion Carries.

Scott Ghysels from Highland Lakes has decided to attempt to run for Vernon Town Council with an expressed interest in providing Private Lake Community representation on the Council. In order to qualify for the ballot he needs to get signatures from registered voters in Vernon. Anyone interested in signing one of Scott's petitions to get on the ballot can do so at the meeting today and we will get the signed petitions to Scott. The Management Committee is not endorsing any candidate for elected office as is our practice.

The Management Committee was sent a copy of an appeal for a homeowner that constructed a dock without getting approval from the Management Committee as required by the Rules & Regulations. During construction the President visited this Members home and was placed in contact with the homeowner via phone. The member was advised that the R&R required MC Approval prior to any construction. The next day the member submitted a sketch of the Dock for Dock Committee review. The Dock Committee rejected the 16 foot length dimension (extension in the Lake) on the basis that current private docks do not exceed 12'. The member was immediately advised of the Dock Committee decision and was advised that they should consider halting construction or modifying their dock to gain approval. The Member decided to complete construction of the dock. The member could not be present for the meeting on July 27 to present their appeal in person, instead, they sent a written appeal. The board had discussion about the dock and a motion was made to table the appeal until the September meeting to give the member an opportunity to produce a survey of their property and to appear in person. Motion made by Jeanette Becz, Second Jeannie Nilsen. Motion Carries.

Department Updates:

Security (Lynne) – Comet security is on the job each weekend in the summer season. Vernon Police will be on site during Regatta Weekend.

Safety & Sports (Denise) – Lifeguards are on duty . 2 new guard are being certified with the possibility to work in August when our older guards return to school.

Sports Club has been going well and Ryan Collins is doing a fantastic job with the attendees at Sports Club.

Financials (Paul) – reviewed 2018 performance and commented on the solid financial position of

the community. Our budgeting targets for a 6 month contingency fund so the community can be prepared in the event of any emergency needs. The consistency of dues payments and the success of the collections program has allowed us to maintain an adequate Contingency fund while also reserving funds for the anticipated Dam repairs that are scheduled for 2021.

Lake (Bob M.) – the Harmful Algae Blooms that have been in the news affecting other Lakes in the region is not present in Lake Walkill. As a precaution, we have put up signs and directed boat owners that bring boats in from other Lakes to wash those boats before they are placed in lake Walkill. Otherwise the water quality in the Lake has been consistently good. Bob S will discuss the recent water test advisory.

Trustees (Mike) – No new topics from the Trustees. Trustees do have work sessions several times each year and Bob attends at least two per year. Mike Thanked Bob S for all of the work he does around the Lake and the many hats he wears. He goes above and beyond!

Operations (Bob S) – Report Attached

President (Bob S) – Report Attached

Insurance (Bob S for Tim Olsen) – Tim has handled all of the insurance requirements for the ladies' alcohol consumption events planned for the summer. The new events approved today will be processed through insurance.

Roundtable:

N Brill – the speed hump between Brill/Duffy collects water and channels it onto the member properties. In the most recent storm, mud from a nearby construction led to a big mud puddle at that site.

Bob & Shawn will look at that Speed hump to see what can be done to relieve the water collecting there.

Can we place signs on Boardwalk that state Member/Guest Identification required. There were reports of people from outside the lake coming in and fishing on the Boardwalk. People would talk to people they don't know and ask to see identification (badge/wristband) if the requirement was posted.

We will take the signs under advisement. If members think there are people from outside the Lake fishing we ask they take a photo of the license plate on their car so we can determine if they are members/guests or not and take appropriate action.

K Summa – Can we have the depth of Lane 6 at the swim lanes checked? It was reported that some swimmers are touching bottom on their dives.

We will have Shawn check the depth. The requirement is for 6 foot of depth for a diving platform/dock. We will also have Aquatics apply MD pellets so that any organic silt material can be reduced.

B Thompson – Teen Canteen is running the Burger Burn on Sundays at the Beach. Come out and support the teens, proceed go towards Lake Improvement / Beautification. 16 Teens went on the seaside trip and it was reported that they had a great time and the older teens stuck together with the younger teens during the trip.

Election Committee – Odd District Elections completed with the following results:

Rosemary Denbleyker	– District 1
Kerri Summa	- District 3
Jeannette Becz	- District 5
Nathlie Brill	- District 7

No nominations for District 9, District Rep position remains vacant. There is also a vacancy in District 10.

Membership Comments:

Fran O'Leary 64 Lakeside – Asked for an update on the Forestry Program.

BT responded that the application work is in process. There will be further updates in the future.

M Boyle 9 Grandview – Concerned about using the Special Exempt Status for swimming on random days. Parents would not know if Lifeguards were on duty or not.

Clarified that if we decide to use the Special Exempt Status we will communicate accordingly and we do not expect it to be random.

T Spurlock 20 Lakeside – Can we conduct the election electronically, by e-mail or Facebook?

Our By-Laws have a specific protocol for how Elections are conducted and they do not include the option for Electronic means. All members are mailed Ballots for an election, this year that was only for the election of Odd district Representatives.

E Markey Cedar Lane – Do we still have swimming regulations posted on the Lifeguard stand?

Yes

J Kennedy 63 Lakeside – Any info on the Silver Spruce Dumping?

Bob s – Dumping has been shut down by the state DEP and legal proceeding are ongoing in the court system.

Swim Team update – Meet vs Glenwild Monday, away meet on Thursday.

A Olsen Mountainside – works as a Microbiologist. You'd have to drink excessive amounts of the lake water to get sick with a E Coli reading of 340.

Agreed – the state cutoff is extremely conservative and does not only measure bad E Coli but the total E Coli count.

Motion to Adjourn at 11:35AM. Mike Curry makes motion, Carmel seconds. Motion Carries.

Annual Membership Meeting 7/27

Bob Smith	45 Lakeside
BT Thompson	11 Clubhouse Sq S
Bob Marler	48 Lakeside
Mike Curry	58 CAKUL
Liz Russa	19 Mountainside Drive
Feggy Reich	104 Summit Dr
Dr. Mathis	9 Lakeside Dr.
J. Nelson	14 Birch Rd
C. Griegs	44 Lakeside
Jeanette Beez	42 Lakeside
Keri Sonne	34 Cedar
Nathalie Brill	104 Lakeside
Rosemary Don Blyden	6 Grandview
Dottie Ward	12 Hill Top Ln
PAUL FOUCAM Paul M	60 LAICESIDE DR.

Annual Meeting 7/27/19

<u>NAME</u>	<u>ADDRESS</u>
Luis Capobianco	4 Lindberg Ave
GERRY Costello	16 WALLKILL DRIVE
Terry Spurlock	20 Lakeside Dr.
Chrispy Spurlock	
STAN OLSEN	
12 WALLKILL DR	
PEG BLACK	40 Lakeside
FRAN O'LEARY	64 LAKESIDE
Lorraine Schubert	7 Lakeside
Steve Andrew Byrne	10 Lakeside
John Kennedy	63 Lakeside
Kathy Brill	33 "
P Doug Coffey	11 Wallkill
John Mayerhofer	80 Lakeside
Dillon John	19 Mountainside
Jim Smith	17 Wallkill Dr.
Boyle	9 Grandview Dr
Donna Gray	58 Lakeside Dr
John Boyle	2 Cedar Lane
Violet Finke	4 Wallkill Dr
Ellen Holmes	17 Maple Rd.
Ellen Frank	317 Cedar Lane
Janet Smith	45 Lakeside
Kenise Olson	21 Mountainside Dr.
Mike Boyle	9 Grand View
Ashley Olson	21 Mountainside Dr

Annual Membership Meeting – Operations Report

I consistently get comments from current members and past members that the Lake has never looked better. There is a lot that goes into those compliments. First and foremost, the stabilization of our Dues and consistency of funding provides the resources to address priority maintenance and improvement projects alike. We are also fortunate to have the generosity of the Ladies and other committees that fund beautification projects around the Lake. Secondly, our employees which of course starts with Shawn who has, in just 2 short years established himself as the go to guy for getting it all done. We no doubt set ambitious plans each year and readjust priorities as needed but when someone says the place has never looked better I make sure to tell them to "let Shawn know". And of course, the place is too big for one manager and a couple of helpers to cover everything so we need to recognize the countless volunteers that contribute their considerable skills to better our Lake Community facilities.

This year the snow plowing in the winter was top notch and completed by Shawn whether the storm arrived in day or night or weekend. We can't underestimate the sacrifice that goes into making sure our roads can be safely travelled any time day or night.

Each year the state increases the regulations for what it takes to operate our summer water system and Shawn has stepped up to make sure we are compliant and supply safe drinking water. HE has invested time and money to add appropriate flush and drain valves to make the start-up and maintenance more effective and efficient.

This year we budgeted money to finish long needed improvements to our maintenance garage and the surrounding area. Shawn and a consistent crew from the Lake Wallkill Mason's Union have poured the concrete floors and built retaining walls to really improve the appearance of this working area of the community. This work will pay dividends in the future as our equipment will be protected from the damp mud floors.

We are also finishing off the painting of the Office thanks to the addition of Dillon John as one of the Maintenance Workers.

The Handicap access ramp for the clubhouse was completed recently and in the process we discovered an old well that we thought would be appropriate to preserve in our 90th Anniversary year.

Operations for Lake Wallkill has the place looking better than ever!

Annual Membership Meeting – President's Report

I'd like to first of all welcome the Membership to our annual meeting in this, our 90th anniversary year for Lake Wallkill which was established in 1929.

As you heard from Paul in the Treasurer's report, our financial outlook has stabilized and we are well prepared to confront any challenges that may arise. Part of that financial planning is for Dam Maintenance. We completed an initial phase in 2018 to grout the spill way and stop the water seepage and erosion that was occurring under the spill way. Phase 2, planned for 2021 will replace the spillway slabs and be constructed with modern dam building techniques. The current Dam was built in the mid-70's and is reportedly in excellent condition.

We have been discussing current legislation that has been passed by both houses of the Legislature in NJ to update the Planned Real Estate Development and Full Disclosure Act (PREDFDA). The bill remains on Governor Murphy's desk and reportedly will be signed. Some timely lobbying to the governor's office may be delaying the signing. The Coalition of Lakes (COLA) has engaged with environmental lobbyists that have been successful at connecting the proposed changes to PREDFDA and the current rash of Harmful Algae Blooms at Lakes in NJ. They have rightly asked the question ; who will deal with controlling these algae blooms if the Lakes don't have the ability to collect Dues & Assessments from all of their members? The HAB Crisis has introduced a current day example of the dangers of the current PREDFDA amendments for Lakes that have voluntary membership. We continue to receive advice that the revised PREDFDA law, even if signed by the governor would not affect our status as we have always maintained a mandatory membership scheme with the obligation to pay dues.

Along similar lines we had a water quality event this week when one of our routine water testing samples came back with a failing result for e-Coli. For context, the State last year changed the test from Fecal Coliform to a test for E-Coli as well as the requirements to post advisory's when a failing result is reported. Following the torrential rains on Monday the testing lab collected a sample the following day. This test returned a failing result where the limit for E-Coli is 320 cfu/100ml our result was 343 cfu/100ml. The State regulations required an advisory to be posted that stated we had a failing result but the Beaches remain open. It's important to know that the passing cutoff is very conservative, and while we have the failing result, the water is still acceptable for recreational bathing which is why the beach remains open. Once we got the failing result, the state requires a resample within 24 hours. We got that result on Friday which passed at a value of 16.9 cfu/100ml. The failing result is not unusual after a rain storm like we had on Monday and while the water quality was marginally less than our normal, it was still perfectly safe for recreational bathing activities.

In closing, I want to recognize the people that volunteer their personal time to serve this Community on it's Management Board. Without the collective hours of time spent managing the affairs of the Lake we would not be able to enjoy the facilities, amenities and programs that make Lake Wallkill the kind of community we all love.

3 Feet

NO LIFEGUARD ON DUTY

**Persons under the age of
16 must be accompanied
by an adult.**

**Adults must supervise
their underage children
when swimming.**

4 Feet

NO SWIMMING ALONE !

Recreational Bathing Facility Operating Hours:

10AM – 5 PM Daily (July 1 – Labor Day)

*Gil Hidalgo
106 Lakeside Drive
Vernon, NJ.07461
201 723 4040
Email: gilhideaway@aol.com*

**To: Lake Wallkill Community INC.
Dock Committee-Bob Smith
Carmel Greico
And Interested parties**
From: Gil Hidalgo Lake Wallkill Resident since 1993

Date July 23,2019
Subject: Construction of dock 106 Lakeside Drive-Appeal

Background:

On or about **June 25** Bob Smith entered my property while I was at work to discuss the construction of a dock which was at that time half constructed.

Bob requested to speak with me and a phone call was initiated. During my conversation with Bob he advised me that I needed prior approval from the Dock Committee and asked me to stop the work until I obtain approval from the Committee and submit a sketch of the proposed work.

I advised Bob that I was not aware I needed an approval as there are many docks around the lake. He brought to my attention the lake's rule Section VI and that the rules of the lake were mailed out to all property owners.

I immediately contacted the contractor the same day and asked him to stop the job until I had the opportunity to submit to the dock committee a sketch and obtain approval.

The contractor advised me he was on a tight schedule and could not return to the job site until late August. Not knowing how long the committee would take to review and approve the dock coupled by the fact that the contractor could not return to the site until late August, I felt that the approval of the dock would not be an issue and consequently I advised the contractor to resume the construction of the dock.

On June 27th I submitted to Bob a quick sketch of the dimensions of the dock measuring 16x10

On June 28, a letter was sent from Bob advising me that the dock committee had reviewed my request and found the proposed 16 feet in length extending into the Lake Wallkill is outside the maximum allowed and the maximum allowed is 12 feet.

On July 1, I wrote to Bob advising him that the actual length of the dock came in at **15 feet** into to the lake vs the **16 feet** as I originally thought making it only three feet from the requirement. I further advised Bob that although lake laws requires that I obtain approval for the construction of a dock, **the committee should note there are no specifications for the required dimensions in the documents/laws for the length of the dock noted in section VI-LAKE 1.-10.**

Additionally, I noted that my property line recedes more than 4 feet from the lake than most properties around the lake and as an example, I noted my neighbor's property line exceeds over 4 ft into the lake more than mine .I also noted that that if my neighbor decided to build a dock adhering to the 12 ft regulation, his dock

would exceed into the lake considerably more than mine and he would be in full compliance.

On July 1. Bob responded “Ok, if you are going to use the relative position of your property line to the lake water line there will have to be some evidence of any assertion you are going to make.” On the same date Bob requested a copy of my survey so he could see what I meant by my property receding from the lake.” I responded that I would look for it.

On July 20, I followed up and advised Bob that I was still looking for the survey, but I suspected that it may be in my home in Miami Instead, I provided Bob with several pictures of my neighbors property line as well as mine. In these pictures it was clear that my neighbor’s property line exceeds over 4 feet into the lake than my property line.

On July 21, Bob responded and agreed that the shoreline of Lake Wallkill is not symmetrical and it is very irregular which was evidenced by the pictures provided.

Please note the fact that the shoreline around the lake is irregular, is exactly my point. My neighbor’s property line exceeds over 4 feet more into the lake than mine. If my neighbor decided to build a 12 ft dock, his dock would be into the lake considerably more than my existing one but yet he would be in full compliance.

VALIDATION FOR APPEAL AND CONSIDERATION:

1.The Dock is 15 feet in length not 16 feet

2.The lake shoreline is irregular thus placing a strict 12ft maximum to all properties around the lake is not consistent with real world.

As structured, another property owner whose property line exceeds more into the lake than another may build a 12 ft dock and still be in compliance.

PHOTOS HAVE BEEN PROVIDED

3.The bi laws/ Rules and Regulation Section VI- Lake does not specify the maximum length allowed for the construction of a dock. Consequently, there is no consistency and leaves this regulation open to interpretation.

4.I am not requesting that the committee set a precedent by allowing oversized docks to be placed on the lake. Conversely, what I am requesting is that the committee make part of its review for the construction of a dock the irregularities of the shoreline. If in the future the committee receives a request for the construction of a dock from a property owner, the committee should review the request on a one on one basis to insure consistency with other properties.

SUMMARY:

Based on the above, I am not requesting that the committee set a precedent, I am requesting that the committee make an exception taking into consideration the irregularities of the shoreline and the overall facts as presented,

I however, would like to apologize for not contacting the Lake Community of my plans to build a dock.I would attend the meeting scheduled for July 27th but I have conflicting schedule as I am planning my retirement party on the 28th.

Thank you for allowing me to express my case. I look forward to a resolution.

