

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
December 6, 2011**

ATTENDANCE:

Burr, Rob	P	Jones, Jim	E	Toffler, Pat	P
Colnaghi, Warren	P	Mangerpan, Louis	P	Veninger, John	P
Fineman, Andy	P	Manzo, Rene	P	Zemser, Howie	P
Gallucci, Gary	P	Merse, Joe	P	Zielinski, Gary	P
Horn, Jason	P	Nietzer, Laura	P		
Hornyak, Craig	P	Sarnowski, Karen	P		
Igielski, Edward	P	Regan, Jack	P		

P= Present E = Excused A= Absent

Attorney was not present.

With a quorum present, the meeting was called to order at 7:20pm by President John Veninger.

Visitor: Members Dennis Decina, Sue & Don Castinza and an outside sign designer from Susan Bemel Carved Wood Signs, Ms. Susan Bemel, gave a brief presentation on a proposed replacement UGLPOA sign on Warwick Turnpike. The Board will take this information under consideration and President John Veninger created a sub-committee to review the proposal and make a recommendation to the Board. Members of the sub-committee are: Rob Burr, Craig Hornyak, Lou Mangerpan, and Rene Manzo.

Member Mr. Mike Kindergan met with the Board to discuss a letter he received concerning the removal of fencing on UGLPOA property. He advised he had replaced an old fence, which was on Parklands, with a new fence. Gary Gallucci sent him a letter advising he must remove 60% of the new fence because it was on UGLPOA property and was blocking access to nearby dock locations. Mr. Kindergan suggested he leave the fence in place and create a path for access to the dock locations. Board advised they would take the matter under advisement.

Meeting Minutes: Due to the number of changes required in the draft meeting minutes, the minutes for the regular meeting and the Executive session on November 1, 2011, as well as the draft minutes from the November 20, 2011 Annual Easement Budget meeting were tabled until next meeting.

Correspondence: A letter was received from a member at 699 Lakeshore requesting approval for some construction at that location. No issues were uncovered, therefore, a letter will be sent.

Membership Secretary's Report: Gary Gallucci reported there were 896 Easement only members, 630 POA members, 13 Tenants, and 8 Specials as of November 30, 2011. He also advised 100 collection letters had been issued for past due accounts. Of these 100 letters, 40 were returned as "vacant" properties.

Mr. Gallucci presented a Market Brochure he worked up to increase the POA membership. The cost to

Produce 2500 copies would be approximately \$ 1,225.00 plus tax. He present it as an investment to increase POA membership by highlighting the benefits. The proposed brochure would be mailed with member bills. A motion was made by Warren Colnaghi and seconded by Gary Gallucci to have the brochures printed and distributed at a cost not to exceed \$ 1,400.00 and the expense be charged to the 2012 budget. 16 – Yeas, 0 – No, 0 – Abstentions.

Treasurer's Report: Karen Sarnowski presented the November financials for the POA and Easement. She reported Easement membership was running lower than expected. She also reported the Clubhouse mortgage has been paid off at a cost of \$ 15,217.84. It was proposed the Association pre-buy weed chemicals for 2012 at a cost of \$ 9,000. A motion was made to approve the financials as presented and to approve the \$ 9, 000 for the pre-buy of weed chemicals. 16 – Yeas, 0 – No, 0 – Abstentions.

Public Session: (See Visitors)

Unfinished Business:

E mail addresses: Still working on it.

POA Budget for 2012: Tabled until next meeting.

Pipeline: Rob Burr reported he received an e mail from Highland Lakes concerning their plan with regard to the pipeline problem. The Association has not received any response from Tenn. Pipeline.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

COMMITTEE REPORTS:

Activities: Craig Hornyak reported the Breakfast with Santa will take place and he is looking into starting events for kids during the winter months.

Beach: no report.

Boathouse: Rob Burr reported there were several spots still available for boats and the locks needed to be changed.

By-Laws: Lou Mangerpan reported he received the By-Laws material from Paul Donoghue and will start work on the By-Laws in January.

Clubhouse: Laura Nietzer reported a individual at one of the rental parties slipped on the Clubhouse front steps. An ambulance responded. An accident report will be issued. A Capital improvement plan has been developed; the fire extinguishers will be replaced by March/April 2012; a snow plowing contract has been issued.

Computers: John Veninger reported a Data Base design must be developed for the member data base. Lou Mangerpan will start to draft user specifications.

Dams: No report.

Sub- Committees:

1. Special Dock Policy: No report.

Docks: Gary Gallucci reported on past due dock payments. The information provided to Lisa and Jim Romer needs follow up.

Dredging: No report.

Easement: An Easement meeting was held on December 6, 2011 at 7pm. Only Board members attended: other Easement members were not in attendance.

Entertainment: Warren Colnaghi advised the Trustee diner will be held somewhere between January 15th and 17th at a cost of approximately \$35.00 per person.

Encroachment: No report.

Environment: No report.

Executive: Karen Sarnowski advised the Association started another round of interviews for the temporary office manager position. It has been narrowed down to one person and an offer will be made.

Insurance: No report.

Legal: A motion was made by Laura Nietzer and seconded by Rob Burr to enter into Executive Session at 9:14 pm. 16 – Yeas, 0 – No, 0 – Abstentions.

The Board returned to its regular meeting at 9:41 pm.

Master Plan: Due to the possible sale of his property, Pat Toffler suggested the Chairmanship of the Master Plan committee be given to Rob Burr. President John Veninger approved the change.

Parklands: No report.

Publicity: A presentation was given by Lou Mangerpan on the cost of mailing the Welcome packets rather than hand delivering them. Annual saving was approximately \$19.75, as well as being more efficient and timely in the Welcome packet delivery.

Security: Jason Horn reported the Security Boat was removed from the lake.

Stumps: A proposal was made to have Joe Merse modify the barge for stump removal. After some discussion the Board requested a plan be developed for forward to Association's insurance company.

Township: No report.

Weeds: Pat Toffler recommended the Weed Committee and the Environmental Committee be combined. After some discussion the Board would not approve this change.

New Business: None

Motion was made by Rob Burr and seconded by Gary Zielinski to adjourn the meeting at 10:15 pm.
Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.

Upper Greenwood Lake Property Owners Association Board of Trustees Meeting December 6, 2011.