

**UPPER GREENWOOD LAKE PROPERTY OWNERS ASSOCIATION
BOARD OF TRUSTEES MEETING
March 1, 2011**

ATTENDANCE:

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

P= Present E = Excused A= Absent

Attorney: James Romer was not present.

With a quorum present, the meeting was called to order at 7:25pm by President John Veninger. He advised the Board that Tanya Mekelburg tendered her resignation from the Board effective February 10, 2011. President John Veninger appointed Gary Gallucci to the Board filling the remainder of Barry Briton's term of office.

Motion was made by Laura Nietzer and seconded by Andy Fineman to approve minutes of Regular meeting dated February 9, 2011 as corrected. 9 -Yea, 0 -No, 1 -Abstentions. The Executive Session minutes were tabled until the next meeting due to the absence of attorney Jim Romer.

Correspondence: Several correspondences were received.

1. Letter CC'd to UGLPOA dated February 1, 2011 from a member on Mt. Laurel Beach. Wanted communications concerning money owed pursuant to a "deeded obligation". Will be referred to Mr. Jim Romer for a response advising they can't use the lake unless they are an Easement Holder.
2. Letter concerning funds used to treat weeds in Mt. Laurel Lake; Karen Sarnowski to handle response.
3. Letter concerning why a member should pay Easement fees if they don't use the lake. Referred to Karen Sarnowski for a response.
4. Letter from a member dated February 13, 2011 concerning renovations to be completed on the property. No action required by Board.
5. E mail from member advising they were relinquishing their dock, plate 88, for 2011. Karen Sarnowski will review to see if the dock can be re-assigned.

Membership Secretary's Report: Karen Sarnowski advised that as of February 28, 2011 there were 306 Easement only holders paid, 164 POA members paid, no Tenants or specials paid. She advised this was slightly ahead of last year at this time.

Treasurer's Report: Paul Donoghue reviewed the financials as of February 28, 2011. He will be evaluating moving money from the UGLEF checking account that is not needed in the short term into an interest bearing account. He advised the Stump Sinking fund is funded at 100%. He recommended we fund it at the Allowable % rate the same as the other Sinking Funds. A motion was made by Karen Sarnowski and seconded by Andy Fineman to approve the Financial Reports as presented. 10 – Yeas, 0- No, 1 – Abstention.

Public Session: None.

Unfinished Business: None.

SPECIAL PROJECTS

Short Term Projects: None.

Long Term Projects: None.

COMMITTEE REPORTS:

Activities: An E mail dated March 1, 2011 was received from Craig Hornyak reporting on Activities. He requested the rain date for the Fireworks and Hot Dog Roast is August 13, 2011. After some discussion the Board recommended making the rain date for the Fireworks, the POA Election Meeting followed by the Hot Dog Roast will be on August 20, 2011. Moving Music Under the Stars scheduled for that date will have to be moved to another date. Motion was made by Lou Mangerpan and seconded by Jason Horn to have these events scheduled for August 20, 2011 as recommended and to move the date for Music Under the Stars. 10 – Yeas, 0- No, 1 – Abstention. E mail will be sent to Craig Hornyak by Lou Mangerpan requesting a new date for Music Under the Stars.

Beach: No report.

Boathouse: No report.

By-Laws: No report.

Clubhouse: A request was received and approved by the Board last month from a Community Group to use the Clubhouse for their meetings. Laura Nietzer advised she needed someone to open and close the Clubhouse for these meetings. It was suggested some type of lock be placed on the front door which would allow access by the Community Group without having a Trustee open and closed the Clubhouse. Clubhouse Committee will review options.

Computers: No report

Dams: No report.

Sub- Committees:

1. **Special Dock Policy:** No report.

Docks: No report.

Dredging: No report.

Easement: No report.

Encroachment: John Veninger appointed Gary Gallucci as Chair person for Encroachments.

Environment: No report.

Executive: No report.

Insurance: Paul Donoghue advised he will be starting to review renewals for insurance.

Legal: A motion was made by Laura Nietzer and seconded by Rob Burr to move into executive Session at 8:39pm. 11 – Yeas, 0- No, 1 – Abstention. The Board returned from Executive Session at 8:56pm.

Master Plan: No report.

Parklands: Jim Jones advised the graffiti on the wall on Dove Cove needs to be cleaned. Parklands will start to be cleaned shortly.

Publicity: Lou Mangerpan reported the weather box on the web site home page had been removed because it was no longer sponsored by the server.

Security: Jason Horn reported there were no Security patrols in February 2011. He also hired two new Security guards and was going to have the Security telephone switched shortly.

Stumps: No report.

Township: Rene Manzo reported a “feeding water fowl” ordinance would be introduced shortly. The permit process was also being worked.

Weeds: No report.

New Business:

Fire lanes: Andy Fineman advised the fire Department would be checking all fire lanes around the lake to determine if any new ones need to be developed. Andy will meet with them and come back with a recommendation.

Using Beach after Hours: A notice needs to send with the member’s packet advising what the rules are concerning using the beach after hours.

Motion was made by Jim Jones and seconded by Rob Burr to adjourn the meeting at 9:03pm.
Approved by acclamation.

Minutes respectfully submitted by Lou Mangerpan.