

Lake Parsippany Board of Directors Meeting  
May 10, 2021

A regular meeting of the Board of Directors of the Lake Parsippany Property Owners Association was called to order by Pulkit Desai via ZOOM Web based meeting 730 PM

Directors	Present	Absent
Pulkit Desai, President	x	
Danny Desai, Vice President	x	
Dan Nazzaro, Treasurer	x	
Tarak Bhatt, Financial Secretary	x	
Marilyn Ammirata, Recording Secretary	x	
Rinam Shah, D1	x	
Adeel Fudda, D1	x	
Manisha Mansuria, D1	x	
Randy Vyskosil, D2	x	
Darshana Kalavida, D2	x	
Casey Palermo, D2	x	
Tony Suprum, D3	x	
Don Phelps, D3	x	
Rajnikant Patel, D3	x	
Jenn DeStefano, D4	x	
John Scrivens, D4	x	
Deepa Tailor, D4	x	

Meeting minutes- Pulkit requested approval of March minutes by Dan, seconded by Deepa. April minutes approved by Adeel, seconded by Danny. Motion approved unanimously for March and April minutes.

#### **MEMBERSHIP REPORT**

*Tarak reported the following:*

Regular Members	527
Senior Members	238
Non Resident	81
D5 Members	25
Boat Tags	345
<b>Total collected</b>	<b>\$177,805.00</b>

#### **TREASURER REPORT**

LPPOA Treasurer Report May 2021 provided by Dan Nazzaro:

There are several budgetary issues that are going to happen over the next month or so. We have identified an error in the approved budget.

We only have a budget of \$5,000 for the D&O policy which has come in at \$17,955. The error was that the budget should have had an increase of \$5,000 over the prior year (\$14,600).

Our Package policy has come in at \$53,673.00, which is over the budgeted \$50,000 (last year was \$41,500.00) which is a larger increase than anticipated.

Works compensation is expected to increase from the budgeted \$4,000. The exact dollar amount is not yet available. Additional insurances (Accident Policy \$535, Umbrella Policy \$3,082.49) are not explicitly line items in the budget. items in the budget.

These insurance increases are the result of the change in the size of our community and the perceived (by the underwriters) greater risks in our community (risk of litigation, injury, intentional damage, and nuisance claims etc. In speaking with the property surveyor he indicated we can expect a bill of approximately \$14,000. There is no budget line item for this activity in 2021

The Surveyor has indicated that he is willing to work with us on payment terms and so this item can be resolved in a later month

Motion to approve increase of budget item 65000 by \$21,000 from \$59,000 to \$80,000. The increase to be taken from reserves (aka Lake Restoration) unless the Board can identify other budget areas to compensate for the \$21K difference by the end of the fiscal year.

#### **Account Balances as of April 30, 2021:**

Chase (Checking - **Operating Budget**): \$157,516.62

Merrill Lynch (Lake Restoration- **Reserves**): \$178,803.94

#### **Highlight Expenditures > \$2,000.00 (Jan 1 – April 21) YTD:**

Accounting: \$18,251.00

Property Taxes: \$12,246.07

Legal: \$8,671.95

Water Treatment: \$4,902.88

Web hosting \$4,195.50 (previously paid on a monthly basis, now moved to annual contract)

Lake Stocking: \$3,493.89

Credit Card processing fees: \$3,120.99

Utilities: \$2,434.39 (clubhouse Gas, Electric, Cable, Telephone)

Known upcoming expenses:

#### **Insurance Policies:**

D&O - \$17,955

Package - \$53,673.85

Umbrella - \$3,082.49

**Property Survey** - \$8,000 Base contract, \$6,000 corners (60 @ \$100 ea.) - \$14,000

#### **CORRESPONDANCE**

Dan: Approx. 25 direct inquiries, membership related questions, questions about survey going on, working with insurance and title companies as properties are being sold, etc.

Jenn: Received email from member offering to help with controlling geese activity on the beach. Read letter to the board, letter is on file.

Adeel: Member card questions

Tarak: Few members requesting clarification why increase in rates, asking for board clarification. Also questioning why two tiers option has been removed. Tarak recommending letter to all membership when we dispense membership information. For timeline regarding membership information, will discuss with membership committee.

John: Questions about badge and membership information distribution.

Deepa: Few members asking about membership materials, also questions about Dragon boat team situation and HUB lake activities.

Don: Questions about why garbage cans cannot be placed around the lake.

Pulkit: (00:24) Injured goose on his property, asking if we can help, discussed with Tony who gave guidance on what to do. Rescue people came and retrieved goose.

Many questions on invoicing, from members who paid and their payment crossed in the mail. Answers provided to members by Deepa, Dan and Tarak. Pulkit stated they all met to figure out what else was needed and how to answer questions that are coming in. No report on this meeting was provided to the board.

Announcement: Sebastian had set up automatic emails which basically stated that late fees due by June 1 we were going to start applying interest towards late fees starting April 1<sup>st</sup>. Anyone who received these emails in error received corrected emails.

Lisa Butler generously offering to donate \$400.00 to scholarship fund. Thank you Lisa.

Spoke to Debbie Orme, volunteering to stay as beach rental manager until replacement can be found.

Marissa May emailed Pulkit about interest in CH manager position. Pulkit put her in touch with Casey and Judy (previous CH manager). Will discuss position with her going forward. More to come.

Also received email from Amanda Palumba interested in the Beach Manager position. She was previously a beach manager at Upper Greenwood Lakes, experienced. Advised that Debbie Thorne and Jenn DeStefano will reach out to her to iron out details. Offer will be extended to her based on required process verification.

John Bota already started some work on the docks. Also repairs done.

Frank Flameo doing repairs on the wall near Alpine Road, only asking for money for materials. Thanked for all his work and asked to send receipt for materials to Pulkit for reimbursement. (0:27:57)

#### **APRIL 2021 Presidents Report: (0:28:18)**

Invoices are out, collection invoices are out as well and starting tomorrow they will be mailed. We've experienced some delays, but this past weekend several board members got together to get them done.

Letters and invoices put into order and put in envelopes out to membership. Membership needs to know that the board is working together, behind the scenes, to get things done. Jenn and Dan have also worked together to help the entire board and working on getting the beach staffed so we can open.

I've received many calls from seniors regarding senior verification. Some do not want to send DL thru email or mail, some have. Whoever is contacting me I am calling them and verifying the information with them, this gives me a chance to meet members and put a positive face for LPPOA.

I've also received many questions over the last 2 months on Notice of Judgement and what it means. We are working on a statement to send to everyone but basically to explain... When the lawsuit was settled in 2019 LPPOA needed a way to communicate with all members that they are part of a mandatory organization with the assessment and there is only one way to do this. (0:30:46) Anytime a property is resold or refinanced, the title company, attorney, real estate agent has to do their due diligence to determine if there are any liens on the property, or any judgment. Actually, with the previous board, they had to take this action, to go to Morris County to let them know that all 2200 homes are involved. Whenever a search is done on the county level, this will come up and let those who are doing due diligence to know that there is an assessment on this property and before it exchanges hands, to make sure dues are current. That is the only way LPPOA would know who the new owner is and the only way the finance company would know that they could approve someone's mortgage or refinance knowing all past dues owed are paid. The county has no other words to use beside Judgement or Lien. Although it seems jarring, there is no other way to document it. There is no other legal term other than Notice of Judgement. If you have any issues, please let us know. The intent is informational only. We are working on a public document explaining this. This will also help new owners coming into the area. (0:33:52)

Election information will be mailed out shortly (information published/social media/website). We have a total of 11 positions open. Traditionally District positions are 3 years long and they should be staggered for good governance. Which means the current district positions open will be staggered based on the votes you will receive. After that those staggered terms will be in effect going forward every year there will be 1 position open for each District.

**Board Positions Open (There will be 11 OPEN positions as of October)**

- VP (after this election, the position will be for 2 year position, because we cannot have both VP and President position turned over in the same year)
- Recording secretary
- Treasurer
- 2 positions in each district

Dan clarifying: Regarding Judgement on Property, this is an action taken by the board in 2019 or 2020, we voted money to have the attorney do this as it is the only mechanism that exists for the association to ensure that everyone is properly notified that this is a mandatory association. This is a long standing process that is ongoing. Delays attributing to the consequences of COVID. (0:36:08)

**BEACH MANAGER REPORT:** Jenn provided the following report

**Beach Manager Positions**

1) Rachael Summa            2) Amanda Palomba            3) Debbie Thore (sub)

**Lifeguard Positions**

1) Kimberly DeStefano            5) Colin Stephens  
 2) Alicia Mitchell            6) Amanda Hoffmann  
 3) Daniel Gardner            7) Justin Hoffmann  
 4) Daniel Chavez            8) Genna Pascucci

All applications on file, waiting for medical clearance. Hourly rates discussed. Going and competitive rate is \$13/hour. Although we have 8 guards, we may need more, also need additional beach staff to ease up guard work such as cleaning BR, checking badges so that guards can focus on their primary role. Last year we had 12-13 guards.

Jenn will be asking Approval for Life Guard pay increase

**Still need to set up:**

Phone & Wi-Fi

Water needs to be turned on (all beaches)

Circulator brought over and installed (installed by Aquatic Technologies-stored) Chris from Aquatic Technologies will pick up and check circulator before it is installed. Dan asked that Tony arrange for that.

Docks in (slide if allowed)

*AED Rental or purchase have rented in the past 1 per beach opened (Beach Managers)*

Picnic tables, Paddle boards & row boats

*Ropes (Beach Managers & Staff)*

*Order swimsuits & t-shirts for guards (Beach Managers)*

**Swim docks on Drewes: What is the Status?**

Water testing set for May 18<sup>th</sup>

Tony to set up the circulator installation with Aquatic Technologies

Jenn also stated that there are many requests for a “sun bathing only” beach

Once we get all paperwork and water testing results, we can schedule an appointment with the state for Beach Inspection.

**Swim Coach Position: Split between two**

Rachael Summa

Kimberly DeStefano

**CLUB HOUSE MANAGER REPORT**

Marissa May interested in position. With all the work Judy had previously done with the CH, this should be an easy transition.

**MAINTENANCE**

Pulkit still looking for someone to take this position.

Bill Sempier has sent a list of what maintenance person does. Pulkit still has people he needs to speak with.

Dan will post position on INDEED and will reach out to some contacts regarding the position. Pulkit will send job description.

John added, he has some members who may be interested. Looking for job description from Pulkit.

Pulkit will share information on this position with entire board.

**WATER QUALITY and Lake Maintenance combined report:**

No treatment needed at this time. Treatment starts when a steady temperature is present. Looking for potential start the end of this week early next week to start treating.

Goose patrol (Mike Fabricante) coming to an end at 2021, one goose pairing got by, this is the lowest amount in many years. Big help in keeping pollution under control.

Lake Maintenance and Vitality had set up a table at Earth Day, information do's and don'ts for living in a lake community, many folks by expressing interest. Tony and Rinam described a very successful committee event.

NJ COLA report from Bill Sempier COLA Board of Trustee, reported by Tony

***NEW JERSEY COLA MISSION STATEMENT:***

*To protect and improve the water quality and recreational heritage of New Jersey's lakes for current and future generations through the fostering of public education, exchange of information, community dialogue, and collaborative efforts among lake associations.*

*Our first meeting was held on April 15<sup>th</sup>. There was much to discuss as it was the first meeting since Covid began. We kept to the agenda and time table so we stayed on task. One of the topics of interest for our lake was grants. I have asked for information on how some of the lakes were able to obtain both grants and low interest loans. Loans are pretty straight forward but grants can be a bit of a different story. I specifically asked how a private lake can apply for grants. The answer I was given was that the grant would need to go through the township. The information provided to me is noted below:*

*Bureau of Environmental Analysis, Restoration & Standards (609-633-1441)*

*<https://www.nj.gov/dep/grantandloanprograms/>*

*Once we have a meeting calendar set for the year that will include presentations and other information, Bill will get that to the board.*

*Another topic discussed was the COLA website, which has not been updated in a long time. Some areas were never even developed or completed. I mentioned ours and they took a look and felt it was well laid out, easy to use and navigate. The IT person on COLA, myself and Sebastian Ostolaza the developer of our lakes current website met and discussed the possibility of using the same platform.*

*You can read more information about COLA on their website. <https://www.njcola.org>*

Report submitted by Bill Sempier COLA Board of Trustee

## **NEWS AND VIEWS**

Pulkit stated May edition is edited and being reviewed at this point. Pulkit explained that the delay for the past few months is mostly due to his Presidents report being late as there are many things changing and he wants to get all current information in his report. Going forward, he will follow a schedule to make sure he gives team all that they need and if there is additional info needed, it will be communicated in another venue.

## **SECURITY**

No report.

## **CLUBS**

- **Ladies Club-** provided coffee, donuts and muffins for the volunteers cleaning up the lake property on Earth Day. Many thanks for all you're doing.
- **Men's Club-**Randy reported: still idle
- **Fishing Club-** The trout have been cooperating and biting pretty well. The water temperature is still at optimal temperature for trout. So, the trout bite should continue to be good for a couple of weeks. No other large trout have been caught. So, there is still 4 large trout with prizes associated. So go out fishing and I hope you catch one or more of these large trout. The first Bass Contest of 2021 is May 22<sup>nd</sup> @ 7am. This is the catch, weigh, and release contest. Please email the fishing club ASAP if you plan on fishing this contest.
- **Sailing-**Ralph plans on sailing program this year, there is a fee. Bob Mitemeyer posted: Sailboats will be out on Saturday. Classes will happen this year with online registration. More to come. Will get official date for this club and it will be posted.

- **Kayak Club-** Don reported: 2 events coming up in June, safety class on June 16<sup>th</sup> at 6:30 PM at the boathouse for anyone who wants to use the Kayak's club sitting on top kayak. Registration Online needed. Fee \$10. On June 21 at 7:30 at the boathouse, summer solstice paddle will be held.
- **Swim Club-** Jenn states we are going ahead with the season, job will be split between 2 people. Kim DeStefano and Rachel Summa will be sharing the job. No other applications. All info out to membership for the swim team by the end of this week. Jenn will be looking for approval for both of these applicants.
- **Book Club-** Regularly meeting. Marilyn offered to reach out to contact person for monthly updates.
- **Hub Lakes-** Randy reported the following as submitted by Bill Sempier: The Hub Lakes Board met on April 28<sup>th</sup>. It is still unclear as to what swim team meets will look like. Unfortunately, because of the condition of our docks we will not be considered for hosting meets this summer. I provided a repair estimate the LPPOA Board several months ago and have not received any feedback. (1:00:00) Randy added: We will not be able to have a track meet this summer as our track rep exhausted every possibility to get a venue. Sports that Lake Parsippany will be a part of this summer are: Men's softball, Men's Horseshoes, and Co-Ed Table tennis and Darts, with a later start. We are continuing to look into a one-day co-ed bowling event. There will be other sports throughout the summer but our lake was not able to get coordinators or coaches in time.

Bill will continue to keep the membership and the board apprised as we move towards the summer season.

- **Yoga Club has a coordinator now, who would like to reserve Johnsons Beach for 5/23 and 6/20.** Working right now to secure teachers. There will be a fee. First event Yoga and Reki.

John asking if we should post that we are looking for coaches in News and Views, or on website. Pulkit stated both, please use all avenues.

### **Committee Updates**

- **Communication**

**Deepa reported the following:** Live Q&A sessions for the members towards the end of our board meetings - So that members can listen to the information being provided and ask/clarify their questions if/as applicable

- 1) Chat and Q&A options enabled for members to voice questions/concerns during the Board Meetings as the information is shared by the board members during the meeting
- 2) Email announcements to our members for various information/events/paid position openings etc...
- 3) Communication Channel via our Facebook page
- 4) Dedicated AMA sessions to listen to and address members questions/comments/concerns
- 5) Email Announcements and availability of information on our website
- 6) We are also working on updating FAQ on the website to reflect current information, as well as some commonly asked questions by the members

While all these options are available to the members, note that the LPPOA Board is comprised of volunteers. Each board member must balance his or her personal and professional responsibilities along with community interest. Also, different board members work on handling different part of LPPOA business, so we must collect the requested information and share with/respond to the members asking for the same accordingly. However, rest assured that all communications are being read and will be addressed as possible.

Below is the update on the A.M.A. (ASK ME ANYTHING) sessions that we had couple weeks ago:

We have had two A.M.A. (ASK ME ANYTHING) sessions with the members. About 90+ members were able to join the planned sessions and ask their questions. Below are the areas in which the questions ranged from:

- ◆ Membership details information about badges/tags etc...
- ◆ Single fee structure unfair to 2200 property owners and reason for fees increase from \$115 to \$195
- ◆ Questions around single beach reaching capacity as all 2200 property owners will have access this year
- ◆ Questions & Concerns about Dragon boat team membership status
- ◆ Validity of the appointed board members and the decisions made by them
- ◆ Concerns about advice being received from our current legal council
- ◆ Concern about how budget is prepared and consideration of PREDFDA and State law
- ◆ Issues about paying membership fees online and handling it from Wild Apricot

Considering the participation of the AMA sessions, we have discussed setting this up as a regular monthly A.M.A.) session, generally two weeks followed by that Month's Board meeting.

- **Membership**-Tarak stated we are late receiving membership materials because of design concerns. Original ETA was May 15, now the new date is May 25-30. (10,000 cards being produced, 5000 car tags being produced as well). There are many reasons for the delay, dealing with design not as desired and placement of barcode. We have boat tags currently, but we will be distributing all membership materials at the same time. Pulkit stated we need to work on communication now and be ready to start distribution as soon as they arrive. Delayed due to issues that have come up based on printing design as well as volume being printed.
- **By-Laws**- Will meet next week.
- **Welcome**- There has been no activity yet by this committee.
- **Lake Maintenance and Vitality**- Previously reported.
- ◆ **Events**- Brigid Crimmins shared the following which was presented by Deepa:  
This report has been reviewed and approved by the chairs of the Event Committee: Brigid Crimmins, Dana Jones Jill Tylicki and Katie Vesper.

#### **April Events**

The April Photo Hunt has concluded. The three winners have been notified and prizes will be distributed shortly.

Thank you to April's sponsor- ***Palermo's Pizzeria & Family Restaurant in Parsippany.***

The Lake Clean Up Day was a huge success! We had over 60 participants help clean different areas around the lake. We would like to give a special shout out to Lake Vitality & Water Quality Committee, Pulkit and the Ladies Club.

Unfortunately, we did not find a participant to help lead a virtual gardening event.

#### **May Events**

We have continued with the monthly scavenger hunt! For May we are doing a flower themed hunt. Please see the flyer in News and Views and on FB for complete details. There are 6 flowers placed all around the lake. Thank you to Joseph's Pizzeria for sponsoring May's event.

5/8 We hosted a Covid-friendly Mother's Day Craft!

We are hosting an adult-only Bonfire on May 21. Members must register by emailing the events committee. We are limiting this event to 30 memberships. Due to Covid we will be unable to share home-made food, but if you bring a platter from Costco, Wegmans, ShopRite you are able to share.

### **Events for June**

We will continue with the monthly photo scavenger hunt. We are currently working on the theme and the prize sponsor.

We are also working on a Father's Day craft event. Our tentative date will be June 12th.

Once we create a flyer we will send out an announcement.

A teen event is in the works for June as well, more information will be released as details are finalized.

### **July-August events that need approval**

We have a "mixology" event coming up in July that must have board approval, as there could be alcohol on the premises (a BYOB event).

We are also looking to do an event involving food-trucks which may need approval as well.

The Events Committee has plenty of fun ideas that will hopefully come to fruition! We would like to thank all participants and invite anyone to join us on the first Tuesday of each month! All ideas are welcome.

Dan added that we should use our LPPOA website to assist us in communicating the events. Suggested using this site as well as part of the registration process.

Don added: 30 memberships max for the bonfire event.

For the adult night, adults can BYOB. Pulkit described what type of foods can be brought based on COVID restrictions.

John added: Regarding food truck vendors, he has info from a member who has a food truck business, will forward info to Deepa.

- **Grants-** Pulkit reported, stated he is asking Bill's help in completing some forms about the lake. More info to follow.
- **Collections-** Has not yet met because all mailings are going out this week. No activity at the moment.
- **Youth-** Manisha in touch with Neha, will provide update after meeting. Currently there is no report, no activity provided by this committee.
- **Strategic Planning-** Committee met last week, asking what the board has charged committee to address. It was a preliminary meeting. More to come.

Tony asking if there is any update on Lake Parsippany Day. More details to follow.

### **OLD BUSINESS**

- **Insurance policies:** Dan explained order for Roberts Rules on motions and voting. Motion not made yet but is to approve the budget line item 65000 by \$21000 from 59K to 89k. Money to be taken from reserves unless board can come up with other option for monies.
- **Beach Status:** Motion to hire on contingency basis and receipt of appropriate paperwork. No formal motion yet.
- **Property Survey:** Dan went on to discuss and explain: I think it's just incumbent upon us as a board to be clear about what our intended use of this information is. So in years gone by, there was a discussion about removing all in encumbrances from Lake property, for example people who have their slate patios on LPPOA property, people who have their sheds on LPPOA property, people who have docks, whether there are approved previously or not people, those who have gardens on property, there are people who have RVs that have been sitting on property for quite some time... There is one exception to this, there is a home that has a kitchen built on LPPOA property, but I did actually find that that home has an agreement registered with the county where

this association did agree to let them use that property. So there was at one point in time, this conversation that the board was going to have everyone remove all encroaches on property, kind of like what happened with Mirror Pond prior to our sale of it to the town. I don't know if that's still the intent or expectation of this information, but that is one of the fears that was going around last year on this topic, so I'd like to put that one to bed. What is our intent with this information, what are we going to do with this \$15000.00 survey that we just had done. Pulkit responded that we'll save it for further discussion at the work session.

- Property Management Committee: Adeel replied, we passed the motion at the April board meeting, we formed the committee, so it's the Darshana, Sebastian and myself. We were looking for one more volunteer, we have not gotten as of yet...Any interested people in community with experience in that area are welcomed to join. The committee met twice in the last few weeks. Looking for potential property management companies that could potentially help the LPPOA, also working on the RFP which have gone out to respective bidders this morning. Bidders that were evaluated were those who have experience with other lake associations as well as with LPPOA. Also reached out to NJ COLA, however, no response was received at this point. Many communities have paid staff like this.

Bidders being considered:

North Jersey Property Management  
Taylor Management  
Cedar Crest-worked with LPPOA previously  
Delevcorp

Adeel also added that there are two options that the committee is seeking: one option is a hybrid model where the board and volunteers continue to do activities, and for certain activities, the property management company can assist, and then the other model is that the property management company can do end to end and also takes over some of the accounting and other aspects that we sub out to different contractors, we are on track the bids were sent out today, and have received confirmation from three of them and the proposals are due back in 2 weeks. The committee will be doing a review and analyzing, we'll also be doing a Q and A at the end of this week with any property management companies that have questions before they submit their bids next week, and then we'll be bringing forward the recommendation to the board in the June work session, and then for review at the June Board Meeting.

- Legal search: Pulkit has made phone calls and has spoken to a couple attorneys already. Some of them understand about our lake association, some of them want a retainer, and a few of them say that they will do things on an as-needed basis, so I told them that maybe you can come to a future work session and then we can speak to them, and then we can take it forward from there.
- Election: Pulkit stated as I mentioned before, but the pieces that are open, we will get together on this real soon and send notification to everybody, including the rules, exactly can vote as well as the nomination process, when the actual election will be... Because we also need to get in touch with the election company who will help us manage this election or maybe some other methods we need to figure these things out, but at least we can present the positions that will be open, and then the logistics about the actual election will come later on this summer. Deepa added that there have been questions that she noticed in the chat box, specifically by one of the member asking for the length of the term for specifically for the district reps. Stated that some members have the information that the district rep position/term is one year. Jenn clarified that they may be basing their information on the district rep chart that was created and published last summer.

John added: Part of the confusion may have been that the district reposition... The elections are staggered, so every year there is a district rep who is up for election, although it's a different district rep each one in cycles through the three year.

Jenn added, last year when it was election time, because we were going with what the old status was, all incoming district reps were voted on for one year terms, so that is what the membership voted on at the time, but then we found out about having the nominated versus elected and that whole fiasco there.

Dan clarified The DCA regulations that affect us. Yes, we were following our rules, but the rules changed around us...

Adeel: I think as it stands now, we have four district reps that were elected last year in the election, so anybody that was elected goes into the three-year turn per our bylaws, and then the other two district repositions are up for election this year because those positions were filled by individuals that are appointed, so anybody that's appointed is up for election, so that's how we get to the 11 positions that are up for election this year, eight of them are district reps, and then the other three Pulkit, I think you clarified at the start of the meeting.

Regarding the Vice President. And again, I mentioned one word, it's called good governance for a board to make sure that we don't know return over in just one full year, and that we have the opportunity now to do things the right way going forward because rules around us change, for good governance that there's distributions elected this year will be on staggered terms. Okay, and I did read that question from that member, Dan had mentioned that they can contact us and then a detailed discussion can be had, but hopefully when we send the message out about the election, it will clarify those things.

Invoicing: Board members can verify members who are seniors. Need name and the property address. Just send Pulkit and Dan an email that says we verified as seniors. If they already paid the \$195.00 we can refund them the difference with their Sr discount.

Dan brought up a cell phone that was bought and paid for by the LPPOA (trac phone) dedicated for the LPPOA president, Pulkit will follow up with Bill.

Collections: Invoices are hitting the mail boxes today. We will be looking at extending the deadline for 2 weeks due to the late mailing of these COLLECTIONS invoices. Regular annual fee due May 31<sup>st</sup> as these invoices are already out. We are offering an amnesty from the already published due date of May 31<sup>st</sup>. We are offering a 2 week extension which will be discussed/motioned and voted on during this meeting. Tarak clarified, that this 2 week extension is only for those who are 'not in good standing'. The extension is because of the Board's delay in getting these late notices out. Those who are set, in good standing, for their annual renewal will have no change in the due date as these invoices had been sent out timely.

Dan: No update on Keane College internship. Dan will re-engage.

FAQ update: Pulkit reviewing all changes that we made, some may need to run thru legal.

Jenn asked if we needed to make a motion to increase lifeguard salary from \$11.00/hr. to \$13.00/hour. Dan stated that we do not, we have a budget for that, and no motion is needed if we stay within that budget.

Marilyn questioned the process we are following: Are we making a motion and opening up after each motion made for member discussion? Pulkit stated No, we are going back to the way we used to do it, is discuss new items, go to Member Q&A and then come back to vote. Pulkit stated that the format worked well before. Dan reminded Pulkit that we will not then be going back to amend any motion because there is no option for Membership input.

**Reminder 1 question per person, limit 3-5 minutes, please spell name and give your address.**

**Please be mindful of these rules, again all questions and answers will be included in the minutes on our website.**

**We are not addressing anonymous questions asked of the board as we need to entertain only actual members.**

### **Membership Q&A**

**Mahesh Prajapati-31 Marcella Road:** Question about senior discount, does that Sr have to be home/property owner or can they just live at the property? If I have a senior in the house, can we get the discount? Second, or actual suggestion, Can we hold off any big ticket item this year? Referencing the increase of line item discussed by Dan previously. Pulkit stated we did hold off on some big ticket items, just for this year. Pulkit explained, as already discussed at previous meetings, some things are prioritized, and others, if we have the revenue, we will address. Regarding the first question, If the property **owner is a senior**, of if one of the property owner is a senior, then the fee is discounted, if there is a senior living at the property but is not the property owner, no discount is given.

Additional clarification of second question, do we need a property survey this year, they are very big ticket items, Danny clarified the survey has already been done, it was started last year. Danny asked for clarification as to whether the survey cost was budgeted last year, why was it not paid last year, why is it in this year's budget. We just got the bill, it wasn't paid for last year, the survey wasn't completed til this year, it has to be paid regardless.

**Jag dip Patel-43 Adelphia Road:** Asking about garbage around the lakes, why don't we have garbage cans? Pulkit stated that he is working on that. Pulkit explained that this issue is ongoing, something he is working on, the issue is the type of garbage cans that we can use. Pulkit stated they have to be lidded cans, however around the LPPOA property, the lids can disappear, and we can't have any without lids. The flip lids that we had before, the township doesn't want to pick up. The issue is about the lids and what type the township will pick up. Pulkit has looked into other types of cans used by other lakes, but again it's a problem since our town won't pick up.

**Kamal Joshi-106 Hamburg Road:** One question and 2 suggestions. Addressing a \$5 million dollar/large grant for a certain area in Parsippany and asking if anyone in the association ever try to get in touch with the Mayor to help us with any sort of grant money since he is helping other areas in Parsippany? Second, are we going with election buddy this year? And if yes, can is there a way we can eliminate that and go back to the previous way. Pulkit stated that he spoke with them, but we are a private entity so they cannot do anything else. Pulkit explained that the grant Mr. Joshi is referring to was for a business district, we are a private entity. The Mayor did say that if Pulkit found any opportunities for grants, he can assist in paperwork etc. Regarding Election Buddy, there are other companies out there that manage elections for HOA style organizations. We can use Election Buddy if there are other companies that don't give us what we are looking for. Further explained that we will have our established membership after May 31<sup>st</sup> and can determine those who paid on line, from that we can potentially have them vote on line. Others who paid by checks etc. can come to the clubhouse and vote there. We can continue at the clubhouse for those who cannot vote online, need to consider options and work towards a financially agreeable option. John interjected that we need to look at our contract for Election Buddy to verify if there is anything we need to look into, Jenn clarified that it was only a one year contract.

**Nishan Seal, 88 Everett Road:** Is on Financial Review Committee and asking again about the survey that is going on, is that in the budget? Also the insurance increase is not in the budget. Asking for what exactly is budgeted for. Made note of budget items

14K Survey) and insurance increase of 21K. Dan addressed that there should have been a 5K increase, not the budget line. Dan went on to explain: currently we have \$59,000.00 slated in our budget for insurance, but were short \$15000.00 because we put in a \$5000.00 budget item where it should have been a \$5000 *increase*, so that was one gap. Another gap was where we put in for the increase from \$41,000 to \$50,000, but the actual number came back at \$50,000. and some change, so tapping there, we know that we're going to have a couple of thousand

dollar gap on our workman's comp policy, and we know that we are already missing two line item insurances, one was our accidental insurance, our casualty insurance, if you will, and the umbrella policy, so by shifting things around a little bit, we save some money in one spot, spent more in another spot, and we now have a better policy with the umbrella policy, but that wasn't actually budgeted for, so there is a couple of thousand dollars in there that needs to be done.

**Nishan went on to further question:** So, much is budgeted currently. What's on the budget right now?

Dan further clarified: so the specific items in the budget 650004 or 65001. D&O policy, we are currently budgeted for \$5000, that should actually be \$20,000.00, because last year's spend on that was \$14,590.00. For budgetary line item 65002- insurance package. Last year's spend was \$41,553.24, this year, we budgeted \$50,000.00, the number came back in at \$53K and some change. Our workman's comp. Last year, our spend, was \$1,540.41, We budgeted \$4000 in there, but that was because we knew that we were going to be not only increasing in that, but we are going to be adding this umbrella policy to it, but we didn't increase it by enough, and we really should break that out to demonstrate the Umbrella Policy and the accident policy which is two separate line item, so there'd be total three line items where there's only one right now.

Nishan: So what is the workers comp for 2021? Dan: We don't have that number and we haven't hired anybody yet, so they're not going to give us that number until after this meeting in which improved on our hires and we give them the information about the people.

Nishan: Okay, so is it safe to assume that it's going to be \$4000 for 2021 as a worst case scenario

Dan: It should not be that high. It should be higher, it should be higher, but it should not be in that high... It was according to Sebastian, who was doing the preliminary work that I've inherited here, he said that he was expecting that to be about \$2000. Now we're getting noises that it'll probably be more than that by probably another \$300 or \$400, but he said that he had rolled into here why it went from \$1500 to \$4000 was to roll in for the Umbrella Policy at \$3000. and some change or...

Nishan: Okay, so most of the increases from the DNA, and that's because of the additional directors, is that right? Pulkit confirmed, yes it is for the additional directors. Dan also stated it is also reflective of the size of our community. Pulkit stated the same company saw our website and stated increase because of our 2200 members.

Nishan: Okay, I'm just trying to get a clear... Just run down of the total insurance, so far, I have \$75,400, that's \$2400 for workers comp, and then there's a separate amount for what you're calling an umbrella policy. Is that right?

Marilyn reminded callers that this was an opportunity for all members to ask questions and they are to be restricted to 1 per member, and suggested that Nishan and Dan take their conversation off line for the time being to allow other members opportunity to ask questions.

No other community questions, Nishan and Dan given an additional opportunity to continue the budget discussion, Nishan stated that he can reach out to Dan to go into further details at that time.

Tarak reminded all members if there is any hardship, please reach out to Dolan and Dolan to make a payment plan. Please use that to assist whenever needed, please be proactive with this. If you are on a payment plan, no late fees will be charged.

Phone number for Dolan and Dolan is in the mailing. Pulkit said any further questions, please use CONTACT US as every single question is read and responded to.

**NEW BUSINESS and MOTION**

**Dan made the following motion: Motion to approve increase of budget line item 65000 by \$21,000 from \$59,000 to \$80,000. The increase to be taken from reserves (aka Lake Restoration) unless the Board can identify other budget areas to compensate for the \$21K difference *by the end of this fiscal year*. Tarak seconded.**

Discussion: Deepa stated there are quite a few line items in the budget, for example the \$30K for the beach repairs, why can't we use those funds to compensate for this increase? Dan stated a long work session is involved to figure out the logistics, which is why he made the motion as he did, to give us to the end of the year to see what other options we can come up with. John stated that the Drewes beach repair was only to be done if we exceeded the 80% membership retention rate.

Don: Why do we go to reserve? Adeel stated it would be last resort. Don is not comfortable having the lake restoration fund mentioned this early in the budget year.

Deepa suggesting to remove reserve or use as last ditch option.

Tarak stated we have no option, we must pay for this.

Again, reiterated, using lake restoration fund is the absolute last thing we would touch, however we have to pay the insurance premium now...

Adeel explained that Adeel explaining that we cannot make motion without having a fund resource. The intent is to see how income is progressing over the year. Also if we have a short fall, the board will have to address going into reserves. Danny asked if there was a monthly payment plan available. The answer was No as there is a hefty fee that will need to be paid.

Directors	Yes	No	Abstain
Pulkit Desai, President	x		
Danny Desai, Vice President	x		
Dan Nazzaro, Treasurer	x		
Tarak Bhatt, Financial Secretary	x		
Marilyn Ammirata, Recording Secretary	x		
Rinam Shah, D1	x		
Adeel Fudda, D1	x		
Manisha Mansuria, D1	x		
Randy Vyskosil, D2			x
Darshana Kalavida, D2	x		
Casey Palermo, D2	x		
Tony Suprum, D3	x		
Don Phelps, D3	x		
Rajnikant Patel, D3	Off call		
Jenn DeStefano, D4	x		
John Scrivens, D4	x		
Deepa Tailor, D4	x		

15 Yes

0 No

1 Abstain

Motion passed.

**Motion:** Motion made by Jenn to hire Beach Managers and Life Guards as previously described based on receipt of appropriate paperwork and medical clearance. Seconded by John.

**Beach Manager Positions**

1) Rachael Summa            2) Amanda Palomba            3) Debbie Thore (sub)

**Lifeguard Positions**

1) Kimberly DeStefano            5) Colin Stephens  
 2) Alicia Mitchell            6) Amanda Hoffmann  
 3) Daniel Gardner            7) Justin Hoffmann  
 4) Daniel Chavez            8) Genna Pascucci

Discussion: None

Directors	Yes	No	Abstain
Pulkit Desai, President	x		
Danny Desai, VP	x		
Dan Nazzaro, Treasurer	x		
Tarak Bhatt, Financial Secretary	x		
Marilyn Ammirata, Recording Secretary	x		
Rinam Shah, D1	x		
Adeel Fudda, D1	x		
Manisha Mansuria, D1	x		
Randy Vyskosil, D2	x		
Darshana Kalavida, D2	x		
Casey Palermo, D2	x		
Tony Suprum, D3	x		
Don Phelps, D3	x		
Rajnikant Patel, D3	Off call		
Jenn DeStefano, D4			x
John Scrivens, D4	x		
Deepa Tailor, D4	x		

15 Yes

1 Abstain (Jenn abstaining due to her relation to one of the candidates)

Motion passed

**Motion:** Jenn motioned to hire Rachel Summa and Kim DeStefano to split the position of pirate swim coach this summer, based on receipt of appropriate paperwork. Seconded by John.

Discussion: (Salaries: Beach Managers \$6,000.00 each, swim team coach \$2300.00 (\$1150/each) for the season.

Directors	Yes	No	Abstain
Pulkit Desai, President	x		
Danny Desai, VP	x		
Dan Nazzaro, Treasurer	x		
Tarak Bhatt, Financial Secretary	x		
Marilyn Ammirata, Recording Secretary	x		
Rinam Shah, D1	x		
Adeel Fudda, D1	x		
Manisha Mansuria, D1	x		
Randy Vyskosil, D2	x		
Darshana Kalavida, D2	x		
Casey Palermo, D2	x		
Tony Suprum, D3	x		
Don Phelps, D3	x		
Rajnikant Patel, D3	Off call		
Jenn DeStefano, D4			x
John Scrivens, D4	x		
Deepa Tailor, D4	x		

15 Yes

1 Abstain

Motion passed

**Motion made by Pulkit Desai to extend offer to hire Marissa May as the clubhouse manager, contingent upon receiving a signed contract, including fee and payment schedule, that will formally list the responsibilities of the position, seconded by Adeel.**

Discussion: Pulkit has spoken to her, wants her to speak to Judy and Casey and work out details of the position. Casey added that the contingency is more along the lines that payment and job structure hasn't been outlined in detail. Don asked when the follow up contact will be. Pulkit will speak with Sebastian to see how this was handled before and create the offer letter

Tarak questioned if this needs to be done at this time, so that we can make it official? There are so many things that are unclear...can it wait at all? Casey clarified that she is interested in the position and we are not able, at this time, to provide her with job related specifics.

Still needs to be detailed conversations about pay and responsibilities. Pulkit will be putting agreement in writing and present to Marissa.

Also required is a weekly cleaning process. Randy added: If Pulkit can amend his motion to add that contingent upon signing of contract.

Dan added, we should have the job responsibilities already laid out, which is in our procedure manual?

Don adding, we need to open up the clubhouse and not hold anything up if we can help it.

Directors	Yes	No	Abstain
Pulkit Desai, President	x		
Danny Desai, VP	x		
Dan Nazzaro, Treasurer	x		
Tarak Bhatt, Financial Secretary			x
Marilyn Ammirata, Recording Secretary			x
Rinam Shah, D1	x		
Adeel Fudda, D1	x		
Manisha Mansuria, D1	x		
Randy Vyskosil, D2	x		
Darshana Kalavida, D2	x		
Casey Palermo, D2	x		
Tony Suprum, D3	x		
Don Phelps, D3	x		
Rajnikant Patel, D3	Off call		
Jenn DeStefano, D4	x		
John Scrivens, D4	x		
Deepa Tailor, D4			x

13 Yes

3 Abstain

Motion passes

**Motion: Dan made a motion to extend the offered amnesty period close date from 5/31/21 to 6/18/21 leaving all other dates intact. Marilyn seconded.**

Discussion:

Specific for property owners who did not pay 2017 or 2020 fees, or members not in good standing from prior years. Further clarification, we will communicate that deadline extension using news and views, the LPPOA website and FB page. There are many venues created for communication, however using all channels that we have we can spread the word. Tony clarified, this is specific for property owners that did not pay in 2017 and 2020.

If this goes unpaid, accounts will be handed over to the attorney for collection activity.

NOTE: This does not pertain to those invoices for 2021, whose invoices were sent out in a much more timely fashion. This is only for members not in good standing from PRIOR years.

Directors	Yes	No	Abstain
Pulkit Desai, President	x		
Danny Desai, VP	x		
Dan Nazzaro, Treasurer	x		
Tarak Bhatt, Financial Secretary	x		
Marilyn Ammirata, Recording Secretary	x		
Rinam Shah, D1	x		
Adeel Fudda, D1	x		
Manisha Mansuria, D1	x		
Randy Vyskosil, D2	x		
Darshana Kalavida, D2	x		
Casey Palermo, D2	x		
Tony Suprum, D3		x	
Don Phelps, D3	x		
Rajnikant Patel, D3	Off call		
Jenn DeStefano, D4	x		
John Scrivens, D4	x		
Deepa Tailor, D4	x		

Yes-15

No-1

Motion passes

Dan made motion to end meeting. John seconded.

Meeting ended at 10:23 PM

Respectfully submitted

Marilyn Ammirata  
Recording Secretary