

Lake Parsippany Board of Directors Meeting Notes  
June 13, 2022

The monthly 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 at 7:30 PM

Directors	Role	Present
Pulkit Desai	President	Y
Nirav Patel	Vice President	N
Patty Ellis	Treasurer	Y
Dan Nazzaro	Recording Secretary	Y
Tarak Bhatt	Financial Secretary	Y
Manisha Mansuria	District 1 Rep	Y
Rinam Shah	District 1 Rep	Y
Marilyn Ammirata	District 1 Rep	Y
Darshana Kalavadia	District 2 Rep	Y
Barbara Perentin	District 2 Rep	Y
Jagdish Prajapati	District 2 Rep	Y
Raul Carandang	District 3 Rep	Y
Don Phelps	District 3 Rep	Y
Matthew Kilic	District 3 Rep	Y
Mary Free	District 4 Rep	Y
Deepa Tailor	District 4 Rep	Y
Harsimran Kaur	District 4 Rep	Y
Jim McCaan	FSR – Property Manager	Y

Motion Approval of May meeting minutes motion by Dan seconded by Patty

Voice vote – motion carries

Motion Approval of April meeting minutes motion by Dan seconded by Patty

Voice vote – motion carries

Motion to approve Joe Lanni as beach manager seconded by Don

Voice vote – motion carries

Motion to approve lifeguard roster for 2022 season seconded by Don

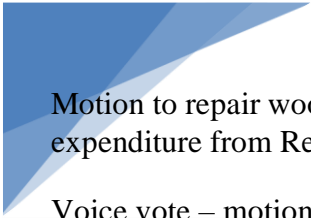
Voice vote – motion carries

Motion to approve Rachel Suma to provide Swim Lessons \$15/hr seconded by Don

Voice vote – motion carries

Motion to approve Regan Moffat to be swim coach \$2,300.00 for the season seconded by Don

Voice vote – motion carries



Motion to repair wooden cap on bulkhead wall at swim dock area of Drewes Beach for \$6,500 as capital expenditure from Reserves seconded by Patty.

Voice vote – motion carries

Motion to repair swim dock at Drewes beach for \$4,000 as capital expenditure from Reserves seconded by Patty

Voice vote – motion carries

In accordance with the bylaws the LPPOA President appoints Kamal Joshi as Election Committee Chair, Paul Cecala as a Committee Member.

Motion to Adjourn seconded by deepa 10:02 pm

Voice vote – motion carries

Respectfully Submitted,

Dan Nazzaro, Recording Secretary.

Attachments:

## Membership Report

	March	April	May	June	July	August	Sept	Oct	Nov	Dec
<b>Basic</b>	311	1188	1203	1203						
<b>Premium</b>	98	388	391	395						
<b>not paid</b>	1745	578	560	556						
<b>Sub Total</b>	2154	2154	2154	2154	0	0	0	0	0	0
<b>NPO (D5)</b>	9	44	53	57						
<b>Total</b>	2163	2198	2207	2211	0	0	0	0	0	0

Presidents Report:

In Person meeting next month – Hybrid model.

June 2022

The board this year is setting the stage for LPPOA to become successful for years to come with accountability. FSR is getting up to speed, finances are being properly organized, inventory of all things that need repairs are being done, spending money smartly on critical repairs and working on generating revenue.

We are no longer the LPPOA of the past; this will take time and it's not going to happen overnight. We inherited years of being under funded and having to make difficult decisions; however no one is to be blamed. Things happened, no one is happy and we need to move on and we all need to work together to make things right. State Law made us into a PREFDA organization in 2018 and we are working with new regulation and laws in finances and also running this organization, we have brought on professional support with FSR and that takes time. Once done it will bring stability for years to come.

Most recently there have been detractors who are expecting us to turn things on a dime and a slow hiring at the beach is not indicative of anything. There continues to be national life guard shortage and we cannot afford to compete on salary. Our property management company has several thousand pools and lakes under their management, zero percent of them are fully staffed.

### Beach Opening

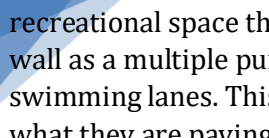
While we have provided mixed messages as to beach opening, that is called transparency. Things are dynamic and still are so we're working with our Beach Managers to formulate a plan for the season. While other local areas were staffed ahead of time; they had the luxury of staff returning that we did not.

### Collections

Let me be clear for those with short memories. *The Board* wanted to retain Eileen for old business and a new attorney for new issues. This was a cost saving step so the new attorney would not have to relearn anything old for past issues. Eileen chose to sever that relationship not *I the board*. That included collections which she would have handled. Even though her being legal counsel and doing collection can be viewed by many as conflict of interest I had no intention of severing that relationship. So naturally *I* we now needed to explore other avenues and exploring alternative methods for collection. FSR has the experience and we will leverage that starting this week. Collections will happen this year and as soon as possible. However we need to make sure we do this right unlike the invoicing issue we faced earlier this year.

### Drewes Beach Repairs

The wall blow out at Drewes Beach repair needs to be viewed smartly. Do we repair the wall and leave it as a beach that will never be really used as a beach. Or for the same money repair the wall and covert the space as a multiuse



recreational space that everyone can use. For example leverage the beach space and install during repairing the wall as a multiple purpose Pickle/Tennis Ball Court. We already have Volley Ball Court, Horse shoe pits and swimming lanes. This will make all those people who are unhappy with paying their dues feel good knowing that what they are paying is going towards a good use *for a larger portion of our community*. Eventually in the future we can remove the pavilion and replace the building that has been in disrepair for years with new bathrooms, storage and lounging area.

### **Club House Liquor License**

As earlier boards investigation showed, having a club liquor license can be of benefit to our organization. Tarak and I have started the process of getting us a Club Liquor License. We have worked very hard on this since day one. All that is left to do is some legal paperwork to file the application and in conjunction submit for a quote with insurance. FSR has indicated the insurance cost would be a few thousand more per year since this is not a commercial license. We should have that answer this week. What does this mean? Well for one thing revenue, more rentals, more usage of the club and eventually a new club house. Right now the Clubhouse will need extensive repairs one after another in the areas of basement, bathrooms, furniture, interior work, parking lot and the fence. Again spending money smartly to get something better and more use out of it for the entire community.

We need to take these bold steps to show the community that this is the new LPPOA and we are doing things for everyone's benefit. These steps will help people remember how things used to be and how better they will be. The community has changed a lot over the last decade and the board should support these changes that reflect everything that has happened to the community and move it into a positive direction.

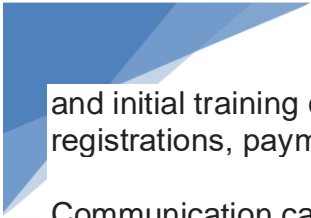
### Inventory of things to be repaired

- Club House basement
- Club House bathrooms
- Club House Parking Lot
- Club House Fence
- Club House Dance Floor
- Club House Furniture (eventually)
- Club House paint/update
- Drewes Beach Swimming docks
- Drewes Beach Swimming docks wall – wood tops
- Drewes Beach Wall
- Drewes Beach Pavillion
- Drewes Beach Building – in a few years
- Bridge repainting – lead testing
- Johnson Beach Bathrooms
- Johnson Beach parking lot
- Boathouse parking lot
- Hoffman Beach - various

### Communication Committee Report:

Members have started receiving communication from FSR for various events, announcements, reminders for board and AMA meetings regularly.

FSR and Eventgroove technical team has completed setup for the LPPOA for the Event Registration site. The technical team members are going through the same



and initial training on it to be able to use the platform for upcoming event setup, registrations, payments etc...

Communication calling for the nomination for upcoming election, which includes the open position, term duration, process to apply/nominate yourself or someone for any of the open positions and such will be going out via regular post as well as emails and published on the site.

Lastly, it has been brought to the board members attention that the lifeguards from last year were explicitly told to not return to same position this year, let the current board struggle to get the beach opened this year. This is a plain case of sabotage. We urge this behavior to be stopped for the benefit of the greater community good.

#### Events Committee Report: Events Committee - JUNE 2022 - BOARD MEETING REPORT

The events committee is continuing to work hard to put together events for our LPPOA members.

We would like to thank Loren Arrowsmith for helping us with a very successful Flea Market that took place on 6/4/22.

We would like to inform the board and community of the following events being planned.  
JUNE 2022

- SUNSET SOIREE - June 24TH - 7:00 PM - 10:00 PM

Adult BYOB event on the beach open to members in good standing. Send us an email to register. We are asking the board to consider allowing members in good standing to bring guests to this event. We propose two guests max allowed per household.

#### JULY 2022

- 4th of July Fireworks Viewing Party - Beat the crowds and enjoy the fireworks on our beaches. This event will be open to members in good standing. Flyer and more details to come.

- Big Jeff Children's concert on the beach. This event will be open to the community. Flyer and more details to come.

Have an idea for an event? We want to know! Email us if you are interested in joining our next meeting or reach out to us with your ideas: [lppoa.events.committee@gmail.com](mailto:lppoa.events.committee@gmail.com).

We would like to thank everyone in the community for your continued support.

Committee Chairs: Brigid Crimmins, Chrystal Immediato, and Katie Vesper

Committee Members: Marilyn Ammirata, Tarak Bhatt, Jennifer DeStefano, Sangita Desai, Niral Desai, Darshana Kalavadia, Deepa Tailor, Don Phelps, John Scrivens and Bonnie Starr

#### Sailing Club report:

The sailing club is hosting the annual Sailing Safety and Training class on Saturday June 18 from 10 – 2 at the Boat House. Registration is available online through EventGroove. The LPPOA website has been updated to provide a link to the class registration and email has gone out to all past sailing club members.

#### Kayak Club report:

The Kayak club safety class will be held on Thursday June 16 at 6:30 pm at the Boat House.

## **JUNE 13 – Fishing Club BOARD REPORT**

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- We met on May 26 and confirmed our 4th officer, Kevin Meininger as Warden.
- Our May 21 Paper Bass tournament had 11 contestants.
- June 3 we rolled out our year's first clinic for beginners.
- June 4 was NJ's Free Spring Fishing day for 2022. We hope that folks got out there and fished. Maybe catching the fishing bug.
- The Lake Parsippany Fishing club rolled out it's new loaner/donor program earlier this month on June 1 and 2. This means we will lend out fishing rods and reels rigged with line, bobber, hook and lures to Lake Parsippany members who show proof of membership. These would be lent out for the month, fishing club members may have the rods all summer. We'll accept donor rods and reels on Monday's and Wednesdays from 5:30-6PM at the bait house.
  - Our next loaner / donor day was today at 5PM-6PM and this Wednesday at 5PM-6PM.
  - Our next Loaner / Donor day and beginner fishing lesson is on June 30 @ 7PM at the Club House.

Our next event is the Father's day June 19 Bass Contest. Entry fee is \$25 with the contest running from 7AM-2PM. Registration is open from 6:45-7AM.

And we currently have new Lake Parsippany Fishing Club hats available for sale at \$17. You can order a hat by sending an email to the address listed on the fishing club website. Or you can stop by the Boat house on our "loaner / donor" days. We only have about 10 left.

We are filling up our first ever private party boat fishing trip on August 28 aboard the MI-JO in the Atlantic Highlands near Sandy Hook. It's about an hour drive from Lake Parsippany. Fee is \$80, Pay a \$25 deposit to secure your spot on the boat. Spots are limited, so grab your spots now while they are still available! Registration info is on the Lake-Parsippany website under fishing club info.

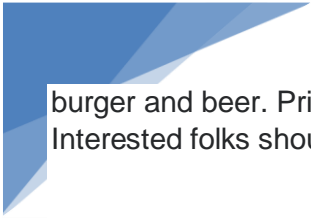
You will find all our club event news and updates on the Lake Parsippany fishing club webpage. A youth derby and beginner/novice contest is being planned for July. So keep an eye out on the website for the final date! Get your rods/reels ready, or ask for a loaner! Those between 17-69 must have a valid NJ Fishing License and members or guests of the lake in order to participate.

## **JUNE 13 – Dragon Boat BOARD REPORT**

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The Women's team competed in the first event of the year at the Independence Day Regatta in Philadelphia's famed Schuylkill River. Over 90 teams competed. The Women's Jersey Thunder team won the B minor final - which put them 16 overall out of 40 women's teams. Their next race is on July 10 in the Gilda's Club South Jersey Event in Mays Landing. This is a fund raiser event for a South Jersey Cancer Support Group in memory of the famed comedian Gilda Radner which offers all their services free to men, women and children impacted by cancer. All races are \$70-80 per person.

The Pink Lightning Women's Breast Cancer Survivor team is hosting its first Golf Outing on Thursday July 7, 2022 at the Great Gorge Golf Club. This is a small event of 20+ golfers. \$125 per golfer, with Foursomes in Scramble play with first group going off at 10AM. Day includes a cart, 18 holes, bagged breakfast, AM coffee,



burger and beer. Prizes for winning foursome. We have loaner golf clubs for newbies who want to learn to play. Interested folks should send an email to : [golf@njdragonboat.org](mailto:golf@njdragonboat.org)

The Co-ed mixed crew has been practicing on Thursdays and Saturdays as they ready for the September Regional Championships. Some of their members were at the Flea Market staffing the LPPOA Pizza table. They gave away free slices, at their own cost, to the local Fire Department volunteers.

Last week was the beginning of one of the largest holidays in China, the Dragon Boat Festival. The original dragon boats were wooden and shaped in the form of a Chinese dragon. Today, the dragon boats are made of fiberglass, 40 feet in length with 20 paddlers with a drummer and a steerer. We encourage any members and their guests to show up at the boat house, sign a waiver, show proof of vaccination and you are in the boat! We leave the boat house by 6PM on Wednesdays and Thursdays. 1st practice is free, afterwards its \$200 per person for the season.

Hope to see you on the lake!