

Lake Parsippany Board of Directors Meeting Minutes
May 9, 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	Y
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 by Dan for Approval of Draft April meeting minutes pending inclusion of who made motions, seconded by Pulkit

Carries

- ❖ Motion by Pulkit to set Beach Day pass reduction cost to \$5 , Second by Marilyn. No Objections Motion Carries
- ❖ Pulkit motions to offer a Season Guest pass for \$75, Seconded Deepa (noting it can be used by Basic with Premium present).

Directors	Role	Vote
Pulkit Desai	President	N
Nirav Patel	Vice President	N
Patty Ellis	Treasurer	Y
Dan Nazzaro	Recording Secretary	N
Tarak Bhatt	Financial Secretary	A
Manisha Mansuria	District 1 Rep	Y
Rinam Shah	District 1 Rep	N
Marilyn Ammirata	District 1 Rep	N

Darshana Kalavadia	District 2 Rep	N
Barbara Perentin	District 2 Rep	N
Jagdish Prajapati	District 2 Rep	N
Raul Carandang	District 3 Rep	N
Don Phelps	District 3 Rep	N
Matthew Kilic	District 3 Rep	N
Mary Free	District 4 Rep	N
Deepa Tailor	District 4 Rep	Y
Harsimran Kaur	District 4 Rep	Y

3 Yea, 13 No, 1 Abstain – motion fails

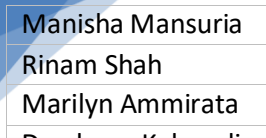
Dan motions to offer a Season Guest pass for \$50, Limited to four per membership. Seconded Marilyn (noting it can be used by Basic with Premium present).

Directors	Role	Vote
Pulkit Desai	President	Y
Nirav Patel	Vice President	Y
Patty Ellis	Treasurer	N
Dan Nazzaro	Recording Secretary	Y
Tarak Bhatt	Financial Secretary	Y
Manisha Mansuria	District 1 Rep	A
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	N
Harsimran Kaur	District 4 Rep	N

13 Yea, 3 no, 1 Abstention – Motion Carries

Dan proposes motion to offer rental of Johnsons Beach following clubhouse rental guidelines for \$150 for membership rental, \$300 non-member Rental. Seconded by Darshana.

Directors	Role	Vote
Pulkit Desai	President	Y
Nirav Patel	Vice President	Y
Patty Ellis	Treasurer	N
Dan Nazzaro	Recording Secretary	Y
Tarak Bhatt	Financial Secretary	Y



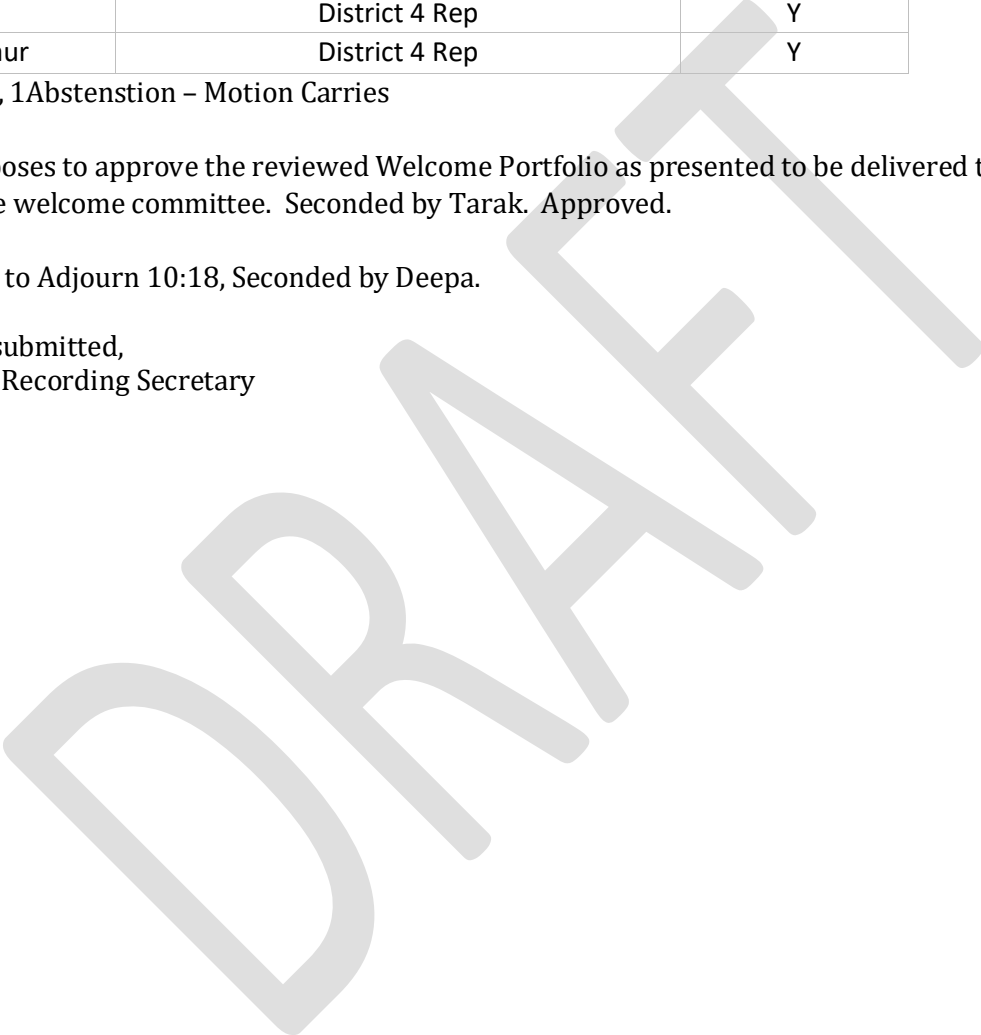
Manisha Mansuria	District 1 Rep	Y
Rinam Shah	District 1 Rep	Y
Marilyn Ammirata	District 1 Rep	Y
Darshana Kalavadia	District 2 Rep	Y
Barbara Perentin	District 2 Rep	Y
Jagdish Prajapati	District 2 Rep	Y
Raul Carandang	District 3 Rep	Y
Don Phelps	District 3 Rep	Y
Matthew Kilic	District 3 Rep	A
Mary Free	District 4 Rep	Y
Deepa Tailor	District 4 Rep	Y
Harsimran Kaur	District 4 Rep	Y

15 Yea, 1 Nay, 1Abstention – Motion Carries

Manisha proposes to approve the reviewed Welcome Portfolio as presented to be delivered to new property owners by the welcome committee. Seconded by Tarak. Approved.

Pulkit Motion to Adjourn 10:18, Seconded by Deepa.

Respectfully submitted,
Dan Nazzaro, Recording Secretary





Attachments:

DRAFT

Presidents Report May President's Report

This association is going through changes from the past years and this year we are making new changes that will not sit well with some long time members. This is work in progress and as we learn we will adjust year after year.

My job is to always make sure the association is doing the right thing and to protect the board from taking any steps that might create an issue. For this year I am outlining the best solution possible for badge use that is different from last month's meeting.

We cannot go ahead with the approved motion that says "Motion to use premium member badges as flex badges". I reviewed this with legal. The conclusion is that this goes against our by-laws. We cannot create any solutions that go against the bylaws.

Badges will be provided to all household members that means immediate family members of the property- owner/s on the deed. Household definition traditionally for LPPOA has been - Immediate family member plus their children living with them.

Premium members will have option choice to purchase either daily Guest Pass or seasonal Guest Pass for additional household members not living with them such as in-laws, grandchildren, cousins and friends. The seasonal guest pass motion was not passed last month but I plan to bring it up again this month.

Premium members are the only ones allowed to buy Daily and Season Guest Pass for Non-Resident members and Basic member. A premium member can buy a guest pass for the following people in these categories.

- Non-Resident Guest
 - is a friend who does not own a property in the OPT visiting you for a day, week, months.
 - is a relative who does not own a property in the OPT visiting you for a day, week, months.
- A Basic member who is a resident and a member in good standing.

Legal confirmed the following people cannot buy any type of beach guest pass.

- Basic members who waived their rights to access the beach; they cannot buy any type of guest pass.
- Any resident member who is not in good standing.

To recap – Basic or Premium members this year can only use their badges for people living in their household. We expect an honor system for Basic members and we will be putting in place a process to randomly check people on property and ask if they are Members of the association or not.

The board will be getting a lesson in finance as to how we can spend money we collect and have in reserves. There are legal guidelines as to how an association can spend money such as for operations, emergencies and capital spending. We need to know these guidelines before we spend any large amount. Once we know this we will be in a better position for budgeting for next year and pending repairs.

FSR is working with Tech Team to setup communication distribution (email blast) and a new way to process events. What we have seen so far looks promising. We hope to have this in place by end of this month.

Speaking about hard decision – I have tasked Patty to look into having a plan for refunds in case we don't open the beach. I rather prepare for the reality in case it happens. Don and FSR is working hard to put the steps in place for beach opening and hiring.

Finally Elections. An email blast will be going out soon asking for volunteers to be on the election committee. No one from the board can be on the election committee. The only person who will remain engaged with this committee is the Financial Secretary for validation that people who are running are members in good standing. I will initially work with the volunteers to show them the process, who to contact, mailings, validations, candidate night etc.

Treasurer Report

May 2021 Treasurer's Report

Balance as of:	<u>12/31/2021</u>	<u>4/30/2021</u>	<u>Inc (Dec)</u>	
Operating A/C's				
Alliance	\$ -	\$ 331,199.32	\$ 331,199.32	
Chase	\$ 251,419.45	\$ 145,973.81	(105,445.64)	\$ 225,753.68
Reserve A/C				
Merrill Lynch	\$ 178,815.85	\$ 178,803.94	(11.91)	\$ (11.91)

Membership Report

	March	April	May	June	July	August	Sept	Oct	Nov	Dec
Basic	311	1188	1203							
Premium	98	388	391							
not paid	1745	578	560							
Sub Total	2154	2154	2154	0	0	0	0	0	0	0
NPO	9	44	53							
Total	2163	2198	2207	0	0	0	0	0	0	0

Club House Manager's Report - April was \$2,401.75

Events Committee

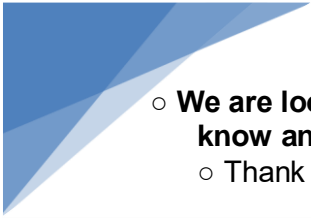
The events committee is continuing to work hard to put together events for our LPPOA members. We would like to inform the board and community of the following events being planned.

MAY 2022

- SUNSET SOIREE - We are bringing back the popular BYOB adult only event at the beach ○ MAY 20TH - 7:00 PM - 10:00 PM - email the events committee to register.

JUNE 2022

- Lake Parsippany Flea Market & Community Day - June 4th (RAIN DATE June 5th) - Spring Cleaning? Turn your stuff into cash! All types of vendors welcome or come by to shop!
 - Register on the website - Vendor – 10x10 Space
 - Registered before 5/15 - \$15.00
 - Registered after 5/15 - \$20.00
 - Free vendor spots to LPPOA Clubs & Committees - contact the Events Committee for more information

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- **We are looking for food trucks for the event. Please contact the Events Committee if you know anyone who would be interested**
 - Thank you to Loren Arrowsmith for helping to lead this event.

- **Father's Day Children's Craft Event**

Meet us on Saturday, June 11th anytime from 10:00 AM-12:00 PM

at the Clubhouse to pick up your craft kit, or spend a few minutes making the project at our craft tables.

Registration is required. Email the events committee to register.

- **SUNSET SOIREE - Adult BYOB event on the beach**

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

Many of our events are sponsored by donors throughout the community. If you or someone you know would like to host an event or propose an event idea please let us know!

We would like to thank everyone in the community for your continued support. If you are interested in joining us at our next meeting please reach out to us at lppoa.events.committee@gmail.com. We would love to have you attend!

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

Ladies Club

Ladies Club Spring Wreath Event is this Friday, May 13th at 7pm at the Clubhouse...fee \$25

To register and prepay email giradellix3@msm.com

Ladies Club gave Ellen Law \$50 for Fishing Club contest prizes

Ladies Club is working on a \$500 College Scholarship Award for a Lake Parsippany resident.

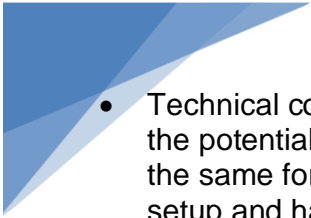
Application will be available through PHHS.

Maureen updated the LPPOA website relevant to Ladies Club changes

Ladies Club will be represented at 'Lake Parsippany Day' on Sat., June 4th

Communications Committee:

- FSR technical team has setup information about various clubs, committees, sports, and such on the FSR connect resident portal, members can access the same after logging into their account on the site
- We have reduced no of active contacts on Wild Apricot to limit the subscription cost for this year while we are working through transitioning all information to the FSR connect portal, we are working with the FSR team on setting up recurring reminder for Monthly Board Meetings, AMA Meetings and other communication to be sent out to members

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- Technical committee members have met with FSR and Eventgroove technical team to go through the potential setup for the events being offered to members, registration, and payment options for the same for paid events. We have confirmation that there is no additional cost to LPPOA for this setup and have given a go ahead to start that setup for us. Once completed the Tech committee member will review the same and proceed for general use for upcoming events

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