

Lake Parsippany Board of Directors Meeting Minutes November 13, 2023.

The monthly meeting of the Board of Directors of the Lake Parsippany Property Owners Association was called to order by Pulkit Desai AT THE CLUBHOUSE and VIA ZOOM at 7:30 PM

Directors	Role	Present
Pulkit Desai	President	P
Nirav Patel	Vice President	P
Nishan Seal	Treasurer	P
Dan Nazzaro	Recording Secretary	P
Tarak Bhatt	Financial Secretary	P
Manisha Mansuria	District 1 Rep	P
Rinam Shah	District 1 Rep	P
Manoj Patel	District 1 Rep	P
Darshana Kalavadia	District 2 Rep	P
Deepak Chandak	District 2 Rep	P
Jagdish Prajapati	District 2 Rep	P
Raul Carandang	District 3 Rep	P
Don Phelps	District 3 Rep	P
Mousami Shah	District 3 Rep	P
Mary Free	District 4 Rep	P
Deepa Tailor	District 4 Rep	P
Thomas Wall	District 4 Rep	P
Angela Pomponio	FSR – Property Manager	P

Presentation of the Budget.

Suggestion from floor - that the \$60K out and \$60K is removed from the budget 'so that the membership is not charged for it'. Recommendation is to have a separate motion to approve these funds from "not the operating budget".

Update the budget to remove the 2024 liquor license cost - because that was paid/charged in 2023. It doesn't change the budget much as we have income to offset.

Discussion from Raul - something about the Liquor License committee. Take recommendation from LLC - to communicate it to the community.

Bob M - Include all the \$ we have in the various accounts.

Reserves is not the same as the 10% for water quality and treatment required in the bylaws

Major repairs are not listed in the operating should they be.

Reserve should be 1 year operating expenses in cash plus repairs to facilities

ADA - do we have to be complaint to ADA? Grandfathered now but ... plans were drawn up to have all beaches compliant to ADA and there was a requirement for that to happen by 2025 - John S that 2025 date is actually the expiration of the Grandfather clause for our current buildings.

Jenn Big increase in postage is due to that "Big Resolutions" require that they get mailed out postal.

Bill Miscellaneous income - big increase is due to consolidation of line items (from 2023 its late fees, boat tags, interest charges, boat fines, transfer fees, interest income)

Why is membership \$5,000 - carry over from prior year.

Hub Lakes - didnt ask for that much - but it is a consolidated item with roll up from prior year.
\$400

Marissa - Swim Team Coach / Assistant Swim Team Coach - budget only shows Assistant - Board will update budget.

Presentation from Volunteer Lake Parsippany Fire House # 3 <https://www.lpvfc3.com/>
Michael *Feho*

History of fire company, tri-fold, application. Pancake breakfast, santa on truck,

Dan Motions to approve meeting minutes from October board meeting seconded by Thomas Wall.

No Objections - motion carries.

Membership Report

Basic members 1,398

Premium members 360

Non-resident members 70

Unpaid 394

Treasurer Report

Total 1482,913

Total Operating 248,523

Total Reserve 234,390

Correspondence

Directors	Correspondence
Pulkit Desai	Budget inquiries, 600 LSD Fence, Fishing by bridge - digging a hole / moving rip-rap - town to address. Offer of soccer coach from new resident
Nirav Patel	None
Nishan Seal	Budget inquires
Dan Nazzaro	600 LSD, 418 LSD, Lake Lowering and shoreline repair, boat rack eagle project, bike repair eagle project, encroachment walk and notice to all adjacent property owners
Tarak Bhatt	None
Manisha Mansuria	None
Rinam Shah	
Manoj Patel	None

Darshana Kalavadia	
Deepak Chandak	None
Jagdish Prajapati	None
Raul Carandang	None
Don Phelps	None
Mousami Shah	None
Mary Free	None
Deepa Tailor	None
Thomas Wall	Budget items, fence on island property, garden club rain barrels
Jim McCaan / Angela Pomponio	

Clubs:

Clubs	Contact	Notes / Report
Ladies		Thanksgiving family gift card donation, holiday gifts for needy. Cookies
Mens		Arranging trip to Devils game in planning
Fishing	Tony Suprum	<p>The LPPOA fishing club would like to thank the LPPOA members and the LPPOA board, for the continued support of the Annual Trout stocking event.</p> <p>The fishing club is honored to host this fun filled event every year.</p> <p>At the February LPPOA board meeting, the fishing club will announce the day and time of the 2024 Trout stocking event.</p> <p>Remember, it's not always about catching fish. It's about the adventure of being outdoors and having fun with family and friends.</p> <p>Hope your next cast is one you will never forget</p>
Sailing	Ralph Rosamilla /John Scrivins	Boats are in dry dock.

Club		
Kayak Club	Don Phelps	Boats are in dry dock. 37 families used kayaks.
Swim Team		Done for season looking for coach and assistance coach for 2024. Putting together Requirements to host home meet.
Hub Lakes	Bill Sempier	Done for the season. New adding Soccer in spring.
Carrom Club	Tarak Bhatt	None
Model Yacht	Michael ORorue	None
Beach	Don Phelps	Cold and Sandy . 262 membership used beach. 1768 people used the beach. 1461 opt, 228 D5. 50 members per day on average. 117 people came more than 5 times.
Craft	Marilyn Ammirata	On Hold
Open Mic	Wolf Shippon	Nothing
Yoga	Tarak Bhatt	Nothing
Others		

Committees:

Committee	Committee Chair	Notes / Report Received
Communications	Deepa Taylor	Nothing significant
Membership	Tarak Bhatt	Received
ByLaws	Pulkit Desai	Received. Answers from legal, getting clarification.
Welcome	Manisha Mansuria	Received. Updated list from township
Lake Maint. Vitality	Rinam Shah	Received. Walkthrough of property and denote items to be addressed, prioritize.
Events	Crystal Immediato	Received. Drop off toy even if you are not coming to the breakfast
Grants	Pulkit Desai	None
Collection	Dan Nazzaro	None
Youth	Neha Shah	None
Strategic Planning	Pulkit Desai	Received. New member appointed to the committee.
Hardship Committee	Mary Free	Received.
Budget Committee	Nishan Seal	

Scholarship	Marilyn Ammirata	Evaluating late entries, received applications postmarked August in Late October.
Security Committee	Tony Suprum	
News & Views	Darshana Kalavidia	Received.
Liquor License Committee	Pulkit Desai	Received. Report being drafted to presented to the board
Tech Team	Deepa Taylor	None
Election	Kamal Joshi	None

Old business:

Q&A:

Lori offering a snowblower to LPPOA

Bill Question on Lots vs Property

Jenn Question on Voting Rights

Jenn Request to have attorney attend and present at some board meetings

New Business

RESOLUTION PERTAINING TO COLLECTION POLICY FOR DELINQUENT ACCOUNTS

Dan Motions to adopt the Resolution Pertaining to Collection Policy for Delinquent Accounts seconded by Tarak Bhatt

Discussion:

By-laws state we can provide for dues and assessment. Bylaws are out of date in comparison to state law. Clarification: This motion does not allow us to send people to collections for not paying “premium” fees.

Directors	Vote
Pulkit Desai	
Nirav Patel	Y
Nishan Seal	A

Dan Nazzaro	Y
Tarak Bhatt	Y
Manisha Mansuria	Y
Rinam Shah	A
Manoj Patel	Y
Darshana Kalavadia	A
Deepak Chandak	Y
Jagdish Prajapati	Y
Raul Carandang	N
Don Phelps	Y
Mousami Shah	Y
Mary Free	Y
Deepa Tailor	Y
Thomas Wall	Y

Motion Carries (3 Abstain, 1 No)

Pulkit Motion to Adjourn, seconded by Dan
10:05 pm

Attachments:
Presidents Report

Property Manager Report

Committee Reports:

Communications

Membership

ByLaws

LPPOA Committee Report

Name of Committee	Bylaws Committee
Name of Committee Chair	Pulkit Desai
Name of Board Member Liaison	
Meeting Date/Time	No Meeting held in October
Meeting Location	Zoom
Monthly Recurring Meetings	No
Committee Members	
Pulkit Desai	
Tarak Bhatt	
Marilyn Ammirata	
Bill Sempier	
Sebastian Ostolaza	
Jeffrey Starr	
Danny Desai	
Raul Carandang	

Board Meeting Update:

Now that we have clarity from legal on the issue if Clubhouse is easement or not.
Meeting will be held in November to streamline the bylaws to be voted on in 2024.
We will also meet with legal to get Sebastian's answers discussed.

Committee Meeting Notes/Action Items (If/as Applicable):

1) Summary of Topics/Agenda discussed

-

2) Summary of conclusions

-

3) List of next planned meetings / next steps / open topics / outstanding information

- Next meeting will be in November

4) Next Steps if any

- TBD

Welcome

LPPOA Committee Report

Name of Committee	Welcome Committee
Name of Committee Chair	Manisha Mansuria
Name of Board Member Liaison	Manisha Mansuria
Meeting Date/Time	NA
Meeting Location	NA

Summary of Topics/Agenda discussed

- Committee did not meet for past two months.

Summary of conclusions

- NA

List of next planned meetings / next steps / open topics / outstanding information

- NA/TBD

List of all committee members present at each meeting.

- NA

List of all committee members

1. Manisha
2. Mary

Lake Maint. Vitality
LPPOA Committee Report

Name of Committee	Lake Vitality and Maintenance Committee
Name of Committee Chair	Rinam Shah
Name of Board Member Liaison	Rinam Shah
Meeting Date/Time	Wednesday November 01, 2023 at 5:00 pm
Meeting Location	In-person @ CH and then around the lake
Monthly Recurring Meetings	Yes
Committee Members	
Pulkit Desai	Present
Thomas Wall	Present
Rinam Shah	Present
Bill Sempier	Present
Michael Fabricante	Present
Tony Suprum	Absent
Pat De la Fuente	Absent
Mary Purzycki	Absent

Board Meeting Update:

Committee met at the CH and took a walk around few spots i.e. from Drewes Beach to East of Lake Shore Drive almost till the Northfield Rd area. Members discussed the work required at each spot and identified what needed to be worked on.

Summary of Topics/Agenda discussed

Cleanup completed for all the growth in spillway area except lowering the water drain channel

By Dike Number 2:

- Boat ramp needs to be replaced
- Shoreline erosion protection: Absecon to first house on Lake Shore. Califon to Dayton Road. All rocks should be pulled back. Pulkit to go to local construction sites to see if we can get any free rocks.
- Pulkit to share survey and proposal with the committee including color coded trees and what each color represents.
- Pulkit and I, will reach out to the town about trees growing into wires, trees that are all need to be cut/trimmed by this area for which town is responsible. Also, about small basin by Barrington has a broken boom along with trees that are in the Everett Basin.
- Many scrub trees, poison ivy and trash found along the entire area Of east lake shore drive. Animal burrow under the brush.

Events

Events Committee - November 2023
 BOARD MEETING REPORT

The events committee is continuing to work hard to put together events for our LPPOA members. Events are open to all members in good standing. We would like to inform the board and community of the following events:

UPCOMING EVENTS

❖ DECK THE HALLS - We are looking for volunteers to decorate the LPPOA clubhouse for the holiday season! Join us on Sunday 11/26 at 2:00 PM and/or Wednesday 11/29 at 6:00 PM

❖ BREAKFAST WITH SANTA - Saturday 12/02/22

Don't miss out on this great annual event. Choose from an 8:00 or 9:30 AM seating.

Registration is required. \$5.00 PER HOUSEHOLD & DONATION OF AN NEW UNWRAPPED TOY.

❖ FROST FEST - 12/03/22 - CLUBHOUSE

Come celebrate with neighbors at this adults only BYOB event. 7:00 PM - 10:00 PM.

\$5.00 per household. Appetizers will be served and are included with admission.

Registration is required.

The events committee is looking for new volunteers for 2024! Please consider joining this fun group. We meet on the first Tuesday of every month at 7:30 PM. Feel free to reach out to us at lppoa.events.committee@gmail.com

Grants

Collection

Youth

Strategic Planning

LPPOA Committee Report

Name of Committee	Strategic Committee
Name of Committee Chair	Pulkit Desai
Name of Board Member Liaison	
Meeting Date/Time	No meeting held
Meeting Location	
Monthly Recurring Meetings	No
Committee Members	
Paul Cecala	
Bill Sempier	
Jeff Starr	
John Scrivens	

Board Meeting Update:

This committee has not meet in a while. I plan to meet with them in the future. Time unknown at the moment. I will most likely appoint someone new to this committee to have this move forward.

Committee Meeting Notes/Action Items (If/as Applicable):

- 1) **Summary of Topics/Agenda discussed**
 -

- 2) **Summary of conclusions**
 -

- 3) **List of next planned meetings / next steps / open topics / outstanding information**
 -

- 4) **Next Steps if any**
 -

Hardship Committee

LPPOA Hardship Committee Report Nov 6, 2023

Name of Committee	Hardship Committee
Name of Committee Chair	Mary Free
Name of Board Member Liason	Mary Free
Meeting Date/Time	None
Meeting Location	N/A
Monthly Recurring Meetings	No
Committee Members	
Pulkit Desai	
Mary Free	
Dan Nazzaro	

Board Meeting Update:

Committee Meeting Notes/Action Items (If/As Applicable)

No updates, sent 2 emails and message for committee member to respond if they would like to meet with second attorney or just move forward with the first attorney. Also asked if we can meet to get this started that we need to decide how we are going to have this organization established location wise Parsippany or County. We need to decide organization name & apply for EIN number, etc.& by-laws written.

Budget Committee

Scholarship

Security Committee

News & Views

LPPOA Committee Report

Name of Committee	News & Views
Name of Committee Chair	Darshana Kalavadia
Name of Board Member Liaison	
Meeting Date/Time	Committee do not meet
Meeting Location	Phone calls (if/when any)
Monthly Recurring Meetings	No
Committee Members	

Board Meeting Update:

1. The committee does not meet every month.

Committee Meeting Notes/Action Items (If/as Applicable):

- 1) Summary of Topics/Agenda discussed.
 - NA
- 2) Summary of conclusions
 - NA

- 3) List of next planned meetings / next steps / open topics / outstanding information
 - NA
- 4) Next Steps if any
 - NA

Liquor License Committee
LPPOA Committee Report

Name of Committee	Liquor License Committee
Name of Committee Chair	Pulkit Desai
Name of Board Member Liaison	
Meeting Date/Time	No meeting held in October
Meeting Location	
Monthly Recurring Meetings	No
Committee Members	
Pulkit Desai	
Tarak Bhatt	
Manoj Patel	
Rajen Patel	
Minesh Shah	
Marissa May	
Dan Dicala	
Bill Sempier	
John Kelly	
Thomas Wall	

Board Meeting Update:

Now that we have legal clarity, meeting will be held in either November or December.

Committee Meeting Notes/Action Items (If/as Applicable):

- 1) Summary of Topics/Agenda discussed
 -
- 2) Summary of conclusions
 -

3) List of next planned meetings / next steps / open topics / outstanding information

- Now that we have legal clarity, meeting will be held in November or December.

4) Next Steps if any

-

Tech Team

Election

Resolution:

LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION, INC.

RESOLUTION PERTAINING TO COLLECTION POLICY FOR DELINQUENT ACCOUNTS

WHEREAS, this Resolution is made this ___ day of ____, 2023 by the Lake Parsippany Property Owners Association, Inc. (the “Association”), a New Jersey nonprofit corporation, located in the Township of Parsippany-Troy Hills of the County of Morris, and State of New Jersey;

WHEREAS, pursuant to the Association’s By-Laws (the “By-Laws”) Chapter IV, Article 1, the manner for collecting from members of their respective shares of the common expenses shall be at the discretion of the Board of Trustees (the “Board”), and compliant with the By-Laws; and

WHEREAS, pursuant to Chapter IV, Article 2 of the By-Laws, each property owner, by deed of transfer or other conveyance of property, shall be deemed a member of the Association and shall be responsible to pay to the Association all dues, assessments, fines, penalties, late payment charges and costs of collection (including attorney’s fees) as provided in the By-Laws, or in other Rules, Regulations, and policies of the Board, as may be implemented from time to time; and

WHEREAS, pursuant to Chapter IV, Article 2 of the By-Laws, no property owner may waive or otherwise avoid liability for dues and assessments by non-use of the Association’s facilities. All dues, assessments, fines, penalties, late payment charges and costs of collection shall be a continuing lien against the property of the property owner against which the assessment is made, and each subsequent holder of title to the property. Liens for unpaid dues, assessments, fines, penalties, late payment charges and costs of collection may be recorded and further may be foreclosed by suit in the name of the Association, in the same manner as a foreclosure of a mortgage on real property; and

WHEREAS, pursuant to Chapter VII, Article 3A of the By-Laws, which empowers the Board with the general management and control of all property in the Association and all the powers, duties and functions necessary for the proper conduct and administration of the affairs of the Association; and

WHEREAS, pursuant to Chapter VII, Article 3A of the By-Laws, which authorizes the Board to adopt, amend, and enforce reasonable administrative rules, regulations and policies related to the operation, use, maintenance and enjoyment of the common properties;

WHEREAS, pursuant to N.J.S.A. § 15A:3-1(a), the Board has the authority to levy dues and assessments on its members in accordance with its governing documents, provide for reasonable regulations for enforcement and collection, and have and exercise all powers necessary or convenient to effect any of its purposes; and

WHEREAS, the Board finds it in the best interest of the community to codify procedures

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to collect on delinquent property owners' accounts; and

WHEREAS, the inability to collect on delinquent property owners' accounts limits the capability of the Association to carry out its designated functions as described in the By-Laws of the Association; and

NOW, THEREFORE, BE IT RESOLVED that the following collection procedures shall be and are hereby adopted by the Association, in order to effectuate the provisions of the By-Laws cited above:

1. In or about January of each year, invoices will be sent to all property owners on an annual basis.
2. This payment is due by March 31st of the assessment year. The failure to pay the Mandatory Assessment by this date will result in the membership status being deemed "not in good standing" with privileges suspended.
3. The Board will undertake all necessary actions for the collection of outstanding dues and assessments. Those property owners more than thirty (30) days delinquent in payment will receive a \$10.00 late fee in addition to an interest fee of 1.5% per month, for the months in which they remain delinquent. Thereafter, for those property owners who remain delinquent after a period of sixty (60) days, a fee in the amount of \$100.00 will be assessed for the fiscal year.

4. Collection of Delinquent Accounts:

- a. Management shall instruct counsel to send a letter to the delinquent property owner, in accordance with State law, advising of the consequences of their failure to bring the account current. Counsel's letter must advise the property owner of

the amount due, including late fees and counsel fees, and the amount of acceleration through the remainder of the calendar year. If the account is not paid within thirty (30) days of counsel's letter to the delinquent property owner, counsel is authorized, unless otherwise instructed by the Board, to file such liens or institute such proceedings as are permitted by the Governing Documents of the Association. Those proceedings may, but need not be, limited to the following:

- i. The entire amount due for the remainder of the calendar year, in which the collection efforts have begun, and thereafter for each calendar year, in which a balance remains outstanding;
- ii. The filing of a lien or other legal instrument, which may prevent the sale of the lot;
- iii. Initiation of lawsuits to recover amounts owed;
- iv. Conducting such discovery both, pre-judgment and post-judgment as may be appropriate and proceeding to trial on such cases as may be necessary.

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- b. Counsel shall add to each delinquent account, charges for counsel fees and costs as proceedings are undertaken against the defaulting lot owner. The costs of counsel fees and charges shall be added to the delinquent property owner's account and shall also act as a lien against the Lot in default.
 - c. In the event that a partial payment of a delinquent account, is made, the Association shall apply such monies to the oldest balance due, whether that balance represents counsel fees, late fees, fines, interest or maintenance fee delinquency. The receipt of a partial payment shall not in any way be deemed to restrict the right of the Association to pursue its remedies in order to obtain a payment of an account in full.
 - d. Management is authorized, without presentation to the Board, to waive one late fee per account, when good cause has been shown.
- 5. No Waiver:** Nothing herein shall be construed to limit the Associations ability to collect delinquent accounts. In addition to the terms set forth herein, the Association shall have the authority to utilize any and all methods allowable by law, in order to collect delinquent accounts.
- 6. Suspension of Rights:** Membership rights and privileges shall automatically be suspended for any lot, for any period during which any account is delinquent. Upon payment in full of delinquent balances, including fines, late fees and counsel fees, membership privileges shall be automatically and immediately restored. The Association shall have the right to revoke a property owner's voting privileges, if the property owner is delinquent in the payment of any and all assessments, provided that the Association sends written notice of this revocation and an opportunity for the defaulting Lot Owner to be heard before the

Board. The Association's right to revoke a property owner's voting privileges, however, shall not apply to those property owners who received authorization from the Association to remit payment towards their arrears, in accordance with an approved payment plan by same, despite this property owner being delinquent.

7. Notices: Notices, which are mailed via the United States Postal Service or via electronic delivery, such as email, to one of two or more co-owners of a lot shall constitute notice to all co-owners.
8. Rights of the Association: Notwithstanding the above, the Association may exercise any and all rights and remedies available to it at law, in equity, and/or pursuant to the Declaration and/or By-Laws.
9. A written late notice detailing the maintenance fees in arrears, the late fee(s), in the amount of \$10.00, and an interest fee in the amount of 1.5%, shall be provided to the delinquent property owner by the Association and its Management, which shall demand immediate payment. If the property owner's account continues to be delinquent after thirty (30) days of the Notice, then the property owner's account will be turned over to the Association's authorized collection agency and be subject to ongoing late payment charges and collection costs. Thereafter, if the property owner's account continues to be delinquent following their

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account being turned over to the Association's authorized collection agency for a period of sixty (60) days, then the Association's authorized collection agency will send a final demand letter to the respective property owner. If, at that time, the property owner refuses to remit payment and their account is delinquent, the Association will turn over their account to counsel, to commence legal action, including, but not limited to, filing liens or institute legal proceedings, as are permitted by the Association's Governing Documents and the law.

10. The Association is committed to acting in compliance with all applicable federal, state, and local laws.

This Resolution is adopted this day of , 2023, by the Board of Trustees of the Lake Parsippany Property Owners Association, Inc.

ATTEST: LAKE PARSIPPANY PROPERTY OWNERS ASSOCIATION, INC.

President

_____, Secretary ,

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I certify that the vote for this Resolution was as follows:

Director	Yes	No	Abstain	Absent
, President				
, Vice President				
, Treasurer				
, Recording Secretary				
, Financial Secretary				
, Director for District 1 (1)				

, Director for District 1 (2)				
, Director for District 1 (3)				
, Director for District 2 (1)				
, Director for District 2 (2)				
, Director for District 2 (3)				
, Director for District 3 (1)				
, Director for District 3 (2)				
, Director for District 3 (3)				
, Director for District 4 (1)				
, Director for District 4 (2)				

, Director for District 4 (3)				
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, **Secretary**

STATE OF NEW JERSEY :

: SS

COUNTY OF MORRIS :

I certify that on _____, 2023, personally came before me, _____, and that this person acknowledged under oath, to my satisfaction, that:

1. this person is the Secretary of Lake Parsippany Property Owners Association, Inc., a nonprofit corporation of the State of New Jersey named in this document;
2. this person signed this document as attesting witness for the proper corporate officer who is _____, the President of the corporation;
3. this person knows the proper corporate seal of the corporation and the proper corporate seal was affixed;
4. this document was signed and delivered by the corporation as its voluntary act and deed by virtue of authority from its Board of Trustees; and
5. this person signed this acknowledgment to attest to the truth of these facts.
6. This Resolution was duly introduced and was thereafter adopted at a regular scheduled meeting of the Board of Trustees, at which a quorum was present of the members of the Board of Directors to vote on this matter.

_____, Secretary

signed and sworn to before me this _____ day of _____, 2023

Notary Public

