

Lake Parsippany Board of Directors Meeting Minutes January 08, 2024.

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	A
Rinam Shah	District 1 Rep	P
Manoj Patel	District 1 Rep	P
Darshana Kalavadia	District 2 Rep	P
Deepak Chandak	District 2 Rep	A
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	

Dan Motions to approve meeting minutes from December board meeting seconded by Tarak.

No objections the Motion carries

Membership Report as of 12/31

1415

386

71

Treasurer Report

216169 operating

241694 reserve

457863 total

Correspondence

Directors	Correspondence
Pulkit Desai	Email about collections resolution sent to to non-property owners), email request for detailed financials. Escalation and communications of board.
Nirav Patel	
Nishan Seal	
Dan Nazzaro	
Tarak Bhatt	
Manisha Mansuria	
Rinam Shah	
Manoj Patel	
Darshana Kalavadia	
Deepak Chandak	
Jagdish Prajapati	
Raul Carandang	
Don Phelps	
Mousami Shah	

Mary Free	
Deepa Tailor	Member unhappy about FB blocking
Thomas Wall	Received request for ADR - being addressed
Angela Pomponio	

Clubs:

Clubs	Contact	Notes / Report
Ladies		
Mens		Looking for dates for the Hockey Event
Fishing	Tony Suprum	Fishing club, I have emailed the hatchery for a quote on trout. We will stay as close to the same amount stocked as 2023. 2023 - 340 - 12 to 14 inch trout and 7 trout 17+ inches.
Sailing Club	Ralph Rosamilla /John Scrivins	Dry dock. Phone at boathouse not connected
Dragon Boat		
Kayak Club	Don Phelps	nothing
Swim Team	Meg	Confirming budget for swim coach
Hub Lakes	Bill Sempier	First meeting at end of month. Email blast to seek interest
Book Club		
Carrom Club	Tarak Bhatt	
Model Yacht	Michael ORorue	
Beach	Don Phelps	Put in marked kiddy area at the beach
Craft	Marilyn Ammirata	
Open Mic	Wolf Shippon	
Yoga	Tarak Bhatt	
Others		

Committees:

Committee	Committee Chair	Notes / Report Received
Communications	Deepa Taylor	Has not met. Working through invoice documentation. Updates to website.
Membership	Tarak Bhatt	Planning to advertise premium membership to encourage Premium. New car tags (will be mailed) and boat tags (will be picked up at clubhouse). Do NOT discard your membership badges.
ByLaws	Pulkit Desai	None
Welcome	Manisha Mansuria	
Lake Maint. Vitality	Rinam Shah	Cmte met to discuss unauthorized work - Cmte will recommend remediation and fines. Legal will be involved.
Events	Crystal Immediato	Planning events - welcome new participants - can join sub committees. Feb 10 FAMily Valentine, Feb 11 Superbowl party
Grants	Pulkit Desai	noen
Collection	Mary Free	Resolution has been mailed. Collection letters are ready to go, FSR is ready for the calls.
Youth	Neha Shah	none
Strategic Planning	Pulkit Desai	none
Hardship Committee	Mary Free	None
Budget Committee	Nishan Seal	None
Scholarship	Marilyn Ammirata	Need new chair for the scholarship committee
Security Committee	Tony Suprum	Only two boats are collected, 6 remain unclaimed
News & Views	Darshana Kalavidia	Delayed by a week to include flyers from 2024 invoices
Liquor License Committee	Pulkit Desai	None
Tech Team	Deepa Taylor	None
Election	Kamal Joshi	None
Finance Review		None
Volunteer Recognition		None

Old business:
None

New Business

Dan Motion to form an ADR committee to execute the process as enacted by resolution in July 2020, Raul C to chair the committee. Seconded by Thomas

No Objections

Dan Motion to form a Beach Committee to help with setting up Hoffman Beach and planning on activity. Only Premium Members will be eligible to be on this committee. Committee Head will be Don Phelps seconded by Don

No Objections

Pulkit Motion to Adjourn, seconded by Dan
9:00 pm

Attachments:
Presidents Report

Property Manager Report

Members accounts

Collections procedure

Landscape proposal renewal

Outgoing Intern (Michael) working well and Eric is coming in.

GFI outlet in kitchen, coat rack in back room, Lake tree removed 12/7, new vacuum for clubhouse, main door at clubhouse has been repaired

Board View in FSR Connect

Committee Reports:

Communications

LPPOA Committee Report – Jan 2024 - 01/08/2024

Name of Committee Communication Committee

Name of Committee Chair Deepa Tailor

Name of Board Member Liaison NA

Meeting Date/Time There is no set cadence of meeting for the committee

Meeting Location Phone calls (if/as any)

Monthly Recurring Meetings No

Committee Members

Name 1 Valay Desai

Board Meeting Update:

Communication Committee does not meet every month as most of communication is handled by FSR.

Invoices for 2024 is in preparation, members will start receiving the invoices later this 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

Membership

LPPOA Committee Report

Name of Committee Membership Committee

Name of Committee Chair Tarak Bhatt

Name of Board Member Liaison Deepa Tailor

Meeting Date/Time Committee did not meet in December

Meeting Location Phone calls (if/when any)

Monthly Recurring Meetings No

Committee Members

Name 1 Dan Nazzaro

Name 2 Nirav Patel

Name 3 Deepak Chandak

Name 4 Marilyn Ammirata

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

ByLaws

Welcome

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 Thursday December 28, 2023 at 7:00 pm
Meeting Location Zoom Meeting
Monthly Recurring Meetings Yes

Committee Members
Pulkit Desai Present
Thomas Wall Absent
Rinam Shah Present
Bill Sempier Present
Michael Fabricante Present
Bob Mittermaier Present
Nirav Patel Absent
Tony Suprum Absent
Pat De la Fuente Absent
Mary Purzycki Absent
Board Meeting Update:

Committee met to discuss an issue of an unauthorized shoreline tree cutting and bush removal close to Hoffman Beach Parking Lot. Few of the committee members met with the property owner and advised him that there would be fines filed. Police was also called at the scene of unauthorized work and a report was filed. Legal will be involved for this matter and fines will be addressed to the property owner once discussed and approved by the board members.

Summary:

The committee reviewed the key points of the event. Thomas Wall, Pulkit Desai and Dan Nazzarro met with the property owner and advised him that there would be fines filed. A police report was written. Pulkit will be contacting legal for a letter to send to the property owner. A copy of the police report will also be included with the letter the attorney will be sending to the property owner. A fine was discussed i.e., the legal fees will be the monetary fine. But, in addition to the monetary fine (that'll be based on the legalities involved and expense), committee members also collectively agreed to charge a physical fine. The physical fine will be that the property owner must secure a licensed and insured contractor to clean out the remaining portion of the low water drain channel. The contractor must provide a certificate of insurance naming the LPPOA second insured.

And in the case of the legal letter being ignored by the property owner then suggestions ranged from sending a second letter with a revised charge due to additional legal fees to placing a lien on the

property. This will be discussed further with the committee if needed.

Events

Grants

Collection

Youth

Strategic Planning

Hardship Committee
LPPOA Hardship Committee Report Jan 4, 2024

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

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 Pulkit Desai, Neha Sha

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

Tech Team

Election