

Lake Parsippany Board of Directors Meeting Minutes
March 11,2024.

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	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	A
Thomas Wall	District 4 Rep	P
Angela Pomponio	FSR – Property Manager	

Dan Motions to approve meeting minutes from February 2024 board meeting seconded by Darshana.

No Objections - Motion Carries

Membership Report

Basic = 498

Premium = 72

Non-Resident = 0

I also like to remind everyone all the board members should be in good standing until 3/31. Any board members not in good standing should be removed from the board as per our bylaws.

Due March 31. Grace Period through May 1st followed by second notice with \$10 late fee, interest and \$10 FSR Administrative Fee. 30 days and then sending out to collections - all past collections with \$100 late fee and Collections \$75.

Treasurer Report

Date	Account Description	Bank Account #		Source	
		Ending in	Balance		
2/29/23	Alliance Association	4424	80,356	Bank Statement	Operating
2/29/23	Metropolitan Operating	3847	207,390	Bank Statement	Operating
2/29/23	Chase Operating	1280	2,365	Bank Statement	Operating
2/29/23	Enterprise Reserves	5315	194,580	Bank Statement	Reserves
2/29/23	Alliance Reserves	3636	18,449	Bank Statement	Reserves
2/29/23	Webster Reserves	1890	23,884	Bank Statement	Reserves
	Total		527,025		
	Total Operating		290,111		
	Total Reserve		236,914		
	Check		-		

Working with FSR to budgeted vs actuals with new format. Kicked off 2023 Audit.

Correspondence

Directors	Correspondence
Pulkit Desai	Many calls on people who paid December or January and balance is not correctly applied. Many calls on "how can I pay". Received letter from 6 Sylvan Way as part of PILOT approval - referred to Legal. Request for inclusion of Date and Day in

	communication (e.g. Saturday March 9)
Nirav Patel	Nothing
Nishan Seal	Nothing - need to respond back to Crystal on events query
Dan Nazzaro	Nothing
Tarak Bhatt	Nothing
Manisha Mansuria	Nothing
Rinam Shah	Nothing
Manoj Patel	Nothing
Darshana Kalavadia	Nothing
Deepak Chandak	Members looking for last day to make payment
Jagdish Prajapati	Member paid last year with arrears and received invoice from - FSR did not correctly apply the payment
Raul Carandang	None
Don Phelps	Two on invoices and one on boat tags
Mousami Shah	None
Mary Free	None
Deepa Tailor	
Thomas Wall	Invoice questions referred to FSR, Single Tier membership question (referred to legal), ADR follow up questions for access to LPPOA FB Page, Working with Tree Vendor. Pair of Bald Eagles (over by Newport Ct) - please treat them with respect and leave them alone - Feathers are federally protected too if you find one you cannot keep it.
Angela Pomponio	

Clubs:

Clubs	Contact	Notes / Report
Ladies		Planning spring time event TBD, Progressive dinner was last month. Fundraising to continue

Mens		Not looking good to get a hockey game going together
Fishing	Tony Suprum	March 30 Stocking 845 am, coffee and snacks. 329 Trout 12-14", 7 - 17+" tagged. Looking for sponsors. Opening day is 4/6 - Opening Day trout contest 0800-1600 - must sign up at boathouse or by email (name, address). Need fishing license with trout stamp. Selective Harvest Lake - list of things that are catch and release only. Trout 6 per day per person.
Sailing Club	Ralph Rosamilla /John Scrivins	Dry Dock, Schedule for 2024 to be put together for next board meeting
Dragon Boat		
Kayak Club	Don Phelps	Dry Dock, Schedule for 2024 to be put together for next board meeting. Class to be in May and not June
Swim Team	Jenny Dunn	Interviewed Dylan Ostalaza, has taught swim lessons and is on swim team in college and would like him as swim coach. Question - does Dylan need his Water Front training - Yes he needs that certification - cost to be covered same as life guard
Hub Lakes	Bill Sempier	Darts team is undefeated, Finals April 5, Track meet fathers day weekend at Parsippany High (Saturday June 15). Kick Boards and Stop watches to be ordered.
Book Club		
Carrom Club	Tarak Bhatt	none
Model Yacht	Michael ORorue	none
Beach	Don Phelps	Proposing beach managers - Joe Lani and Dan Gardner. Beach committee of invite Premium members once close out membership 4/1
Craft	Marilyn Ammirata	None
Open Mic	Wolf Shippon	None
Yoga	Tarak Bhatt	None
Others		

Committees:

Committee	Committee Chair	Notes / Report Received
Communications	Deepa Taylor	Website updated for 2024 dates and FAQs, Rules and Regs. Request to enhance D5 process

Membership	Tarak Bhatt	
ByLaws	Pulkit Desai	
Welcome	Manisha Mansuria	
Lake Maint. Vitality	Rinam Shah	Tree cutting, 5 weeks out for Drewes Beach
Events	Crystal Immediato	None. Mothers Day and Fathers Day \$3 per child on Sunday May 5, 2024 0900. Youth will be welcome to come to the clubhouse and Craft. Signup required, see FB
Grants	Pulkit Desai	None
Collection	Mary Free	In Progress - Suggest to demon the committee
Youth	Neha Shah	None
Strategic Planning	Pulkit Desai	None
Hardship Committee	Mary Free	None
Budget Committee	Nishan Seal	Kicked off the 2023 Audit - Audit company has begun work
Scholarship	Marilyn Ammirata	Looking for a new committee Chair - Nomination from the Floor Marissa May.
Security Committee	Tony Suprum	Boat auction will happen after stocking on 3/30 around 10 am. There are 6 or 7 boats - list of boats with descriptions. \$75 starting bid all boats. Bike \$100
News & Views	Darshana Kalavidia	None
Liquor License Committee	Pulkit Desai	None
Tech Team	Deepa Taylor	None
Election	Kamal Joshi	None
Finance Review		
Volunteer Recognition		Needs a Committee Chair

Old business:
None

Q&A:

Bob Mittermier 100 Hamburg - Had challenge with Click Pay being able to increase payment to full membership amount. Confusion on how to edit the field.

Marissa May 79 Fairmount - Saturday March 16 St Patrick's day party with Events Committee -

will know tomorrow, April 13 Karaoke night?

Date for Flea Market?? Saturday June 1 rain date Sunday June 2.

Bill Sempier 157 Allentown Rd - Please expand upon the PILOT - what does it mean? Buildings will be given a tax break (Payment in Lieu of Taxes) - There is easement between LPPOA and 6 Sylvan Way. It will be a lifetime fitness.

Fish survey?

Dates for basin cleanout? Town to be determined

Where are we with Guards? College and High school, Indeed, Kane, Indeed. Linked In, Craigs List.

How are we with Collections? No exact numbers - but we get the result we are looking for?

Who is doing the Audit? Cost? Same company as last year - cost as budgeted.

Jenn Destephan 354 Allentown Rd. Jenn has provided written notice of her concerns - would like to avoid filing an official ADR - Fees Jenn has provided an envelope - Provides spoken approval for board to fully share circumstances. Question

Lisa Butler 386 Lake Shore Dr -

Who is going to pay the fees? What are the fees - what is the process?

We are a community that contains members who are Americans with Disabilities. Does not want our community to be doing anything against Americans with Disabilities.

How many people are on the LPPOA of FB - ~650 - Would suggest that LPPOA abolish FB. Would recommend that we use only LPPOA website. Not all channels of communications work with all members. Has not received responses to email from 2022

ADR Committee - first step in resolving an issue that has not been resolved through conversation with the Board. If the ADR Committee cannot resolve - an ADR Request is sent to CAI (Community Association Institute NJ) - CAI will then assign a mediator. Cost of Mediation is \$400 approximately two hour zoom session. LPPOA policy is that both parties provide the \$400 fee - to be held for mediation. If the mediator finds both parties at fault (or neither party at fault) each pays \$200 (half of the fee). If a party is found at fault the party at fault is required to pay for the mediation.

Marilyn Ammeritta 38 Harrison Rd - Who is on the ADR committee - Raul, Manisha, Tom, want to additional community members (TBD). LPPOA fee comes from LPPOA Budget. Individuals involved in the ADR would have the opportunity to pay for themselves (not just the Board Members).

D5 - Yes you can be a D5 from Virginia.

Melanie Adubato 88 Eldora - FB page - Who has the ability to 'ban' someone from the FB page. As a private FB page you join and join the rules. Admins - are the managers of the page.

Jenny Dunn 21 Barrington, 1st infraction muting the member, 3 days mute, third infraction - to be discussed among the board.

Adins are Rinam, Deepa, Tarak

Marissa 79 Fairmount - FB page someone posted asking how to be readded response to provide Angela's email address pending since Feb 8 August 2020 - board meeting minutes.

New Business

Don Motions to hire Joe Lani and Dan Gardner Seconded by Darshana

No Objections

Don Motion to hire swim coach Dylan Ostolaza Seconded by Darshana

No Objections

Pulkit Motion to Adjourn, seconded by Tom
907 pm

Attachments:
Presidents Report

DRAFT

DRAFT

Committee Reports:
Communications

DRAFT

Membership

DRAFT

ByLaws

DRAFT

Welcome

DRAFT

DRAFT

Events

DRAFT

Grants

DRAFT

Collection

DRAFT

Youth

DRAFT

DRAFT

Hardship Committee

DRAFT

DRAFT

Scholarship

DRAFT

DRAFT

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

DRAFT

Tech Team

DRAFT

Election

DRAFT

ADR

DRAFT