



Minutes of the Pines Lake Association Annual Meeting, Schuyler-Colfax School

March 20, 2025

Board of Trustees (BOT) Present : Jon Kramer (President), Tony Barberio, Tom Brennan, Tom Leach, Rob Bush, Heidi Fletcher, Doug Christie, Andy Hoy

Board of Trustees Not Present : Pete Rosky

Patrick Andersen – Board Attorney

Meeting started at 7:36pm by President Jon Kramer. The meeting requirements for quorum were met with 156 members present and the remainder were proxies sent in.

NOTE: there was significant feedback throughout the meeting by members, unfortunately several did not introduce themselves with their name and addresses and therefore were not entered into the minutes.

Business conducted:

A. Jon Kramer asked for a motion to accept the minutes from the prior annual meeting. The motion to accept the minutes was made by Donna Deblock (7 Hawthorne) seconded by another member and supported by the members.

B. Jon Kramer introduced the topics for the evening, primarily the update of the ByLaws, then asked each of the Trustees to summarize their reports.

## **Board Reports**

### ***Tony Barberio, Water Quality***

Tony informed the members about the water quality during the year, including the 7 feet of water clarity, weekly testing for E-coli and the two algae treatments required. He reminded lake front owners not to use phosphates for fertilizer which could create hazards to the lake. The upcoming year plan he stated includes stocking the lake with Blue Sunfish this year. Finally, he communicated that the local geese and swan populations appeared to be in a good balance.

### ***Tom Brennan, Treasurer***

Tom informed members about the core responsibilities of the Treasurer including the Finance Policies and Insurance. He informed members about the proposed 2.5% increase in the dues for the upcoming fiscal year, resulting in annual dues of \$1,070 for full members and \$965 for Seniors. He reported that the upcoming year Budget is close to the current Budget and that the spending forecast for the current year is anticipated to be below the current year budget by \$50K, of which Water Quality expenses make up \$15K. Dues collected for the current year were \$20K. In total there were 75 members who are delinquent on their dues, with in total over \$600K of unpaid dues, which reduces the amount of funds the Board can utilize for the benefit of the members.

Regarding the Sales tax topic, Tom explained that there remain people who paid sales tax for the previous years and the Board has been unable to trace these individuals to refund them their portion of the Sales Tax. If the Board is unable to find these individuals, the due to State Escheat Laws these funds will need to be transferred to the State.

There were some issues during the year with the Payroll and Invoicing services, Connect Pay and Bill.com, but these have been resolved.

Finally, Tom let the members know that the Insurance the Association had been carrying was expiring due to a deficiency with our insurance agent. A new agent has been working to replace this coverage he said, although there remains an issue about whether the Wubit can be covered with the new insurance policy.

***Andy Hoy, Secretary***

Andy reported that the Board of Trustees met on a regular basis during fiscal year 2024-2025. At each Board meeting proper notes were taken and recorded and are available for review. All appropriate correspondence was recorded and filed. During this fiscal year member requests for use of the pavilion were reviewed and all such requests were granted as the stated usage was consistent with the established rules, and that as such the role of the Secretary has been fulfilled pursuant to our Bylaws.

***Rob Bush, Water Safety and Programs***

Rob reported that prior to last year the expenses for Water Safety and Programs had been running at between \$224K and \$225K, the budget was set at \$200K and the forecast for spending this year is close to \$146K. He indicated his plan for the upcoming year is to try to keep the expenses below \$140K. One additional highlight mentioned by Rob was that he had eliminated the sign up and removed the time constraints for kids to use with Wibit.

***Heidi Fletcher, Community activities***

Heidi informed the members that all events for the upcoming year have been updated on the calendar for this year, including Memorial Day picnic, the 4<sup>th</sup> of July Celebration, 3 movie nights, a Camp out night and a Labor Day Picnic. She also shared that plans for the 100 year anniversary are underway.

***Doug Christie, Membership***

Doug reported that 75 homes are not part of membership in good standing, because they have not paid the dues.

***Pete Rosky, Security***

Pete was not in attendance. Jon indicated on Pete's behalf that it had been an uneventful summer from a security standpoint.

***Tom Leach, Properties***

Tom spoke about the costs and benefits of membership indicating that members collectively pay \$56K for each summer weekend at Pines Lake. His presentation explained the main costs and investments made during the year and highlighted the cost of engineering surveys at \$52K. These engineering costs he explained were due to the State requiring the Association to perform a structural analysis, which had been conducted at a cost of around \$42K.

Other expenditures during the year that Tom included in the presentation were the updates this year to the Boat House to make the building waterproof and adding the hot and cold water for use at the Pavillion.

Regarding lighting, Tom explained the upgrades in the South Beach Lighting and Outlets were in Process. Once completed, the new lighting will have the facility to turn lights on for 1 hour on the courts, between sunset and 10pm.

Security was also included in the presentation, with updates reflecting new security cameras in South Beach, and one in West Beach, along with a gate being added on West Beach. A Camera was added at North Beach to monitor boat access.

Tom then turned to the upcoming year activities, highlighting a few areas planned for improvements including the fireplace mantle, the drinking water fountain, some decking behind the boat house, a Whaler shelter, a replacement for the Association Truck and potentially some improvements for the Fire Lane and Retaining Walls.

Lastly, he explained that desilting is very expensive. The estimate would be between \$120K to \$200K for the lake, but fortunately this is not necessary to do this upcoming year.

### ***C. Bylaws Amendments***

Jon Kramer introduced the topic and indicated that Tony Barberio would present a few slides highlighting the Bylaws amendments that the board will recommend as a package for adoption by the membership. He also recognized Lynn Brescia, and Giovanni Onnembo for supporting the Bylaws Committee.

Tony highlighted the main changes to the Bylaws. These included:

Article 1, Membership. Changes were made to further clarify that all owners of a parcel of real estate within the association boundaries are members and are required to pay membership dues.

Article II. This was modified to allow for electronic voting at the annual meeting.

Article V, Committees. Standing Committees that had not been used in several years were taken out of the Bylaws.

Article VIII, Rules and Regulations. The Bylaws were updated to reflect that rules can only be changed at the Annual Meeting or an open meeting of the membership.

The motion was made by Larry Silverman (75 Beech Ter) and seconded. The Seconding member did not announce their name and address. (JKK: thought it was Lynn Brescia).

Questions were received regarding the proposed ByLaws Amendments from:

Naomi Conklin (373 PLDE) asked for a clarification about the Article I amendment. Jon responded that per the recent enactment of new laws in New Jersey that anyone within the association boundary is a member.

Kathy Tribiano (196 PLDE) asked a question about whether the back dues are made up when a house is sold. Lynn Brescia (756 PLDW) responded that in 2017 a new law was passed in New Jersey requiring every lake homeowner association to collect dues to avoid the costs of dam repairs falling on the State taxpayers.

Greg Thomas (133 PLDE) wanted to know about how to prevent corporations, municipal groups, Joint Ventures, etc. from becoming members (Part F of Article 1).

Patrick Andersen (Pines Lake attorney) responded that you cannot prevent a corporation from purchasing property, however the association can prevent individuals from using the facilities if they are not in compliance with the association Rules and Bylaws. He also explained that at this point the issue has not come up.

Greg Thomas (133 PLDE) asked about the Bylaws referring to the voting requirements at the annual meeting, yet the association is having electronic voting. Jon responded that Article 2b is not in compliance with State Law which requires electronic voting for Trustees in New Jersey, therefore the Board has chosen to comply with the State requirement and offer the opportunity for voting for Trustees electronically prior to the annual meeting. The results for the electronic and paper voting are only confirmed and announced at the annual meeting.

Greg Thomas (133 PLDE) asked about why the nominating committee has not been used. Jon Kramer responded that nominating committees were limiting the opportunity of any member to nominate themselves for a position on the Board. As a result of this situation a law was passed that allowed any homeowner within the association to run for a position on the Board. Jon also suggested we should reconsider restarting the Quadrant Reps to Welcome new members.

Roy Pagano (308 PLDE), referred to a petition from last year made by 61 members. He requested clarification as to whether members have a vote at an Open Meeting, or just at the Special Meeting, and if they do not, add this provision in the Bylaws that at an Open Meeting, all members present shall vote on any change proposed by the Board. After a short exchange between Roy and Jon, Roy proposed a motion that the second sentence be removed from the Bylaws ("Also, the Board of Trustees may formulate, adopt and modify Membership Rules to govern the affairs of the Association at either the Annual meeting or an Open Meeting of the membership.")

Roy proposed a motion to have this change (removing the second sentence) included in the amended Bylaws.

This motion was seconded by Jeff Allen (335 PLDE)

Dan Daley (53 Osceola Rd) complained about the way in which Jon Kramer had framed the motion. Jon acknowledged the observation and re-phrased the request for a vote on removing the second sentence from the Article VIII Rules and Regulations section.

Karyn Ratcliff (45 Indian) called for order and for the meeting to get back on track with voting for the amendment package for the ByLaws. She also indicated that she had lived in Pines Lake "longer than she can remember", and this was the first annual meeting she had attended and felt that the decorum of the meeting discussion was not appropriate for an annual meeting.

Motion to remove the second sentence was not passed by a show of hands.

Rob Bush (BOT Member, Water Safety & Programs) wanted to highlight that certain rules have merit and allowing the Board to make rules can benefit members.

Jack Bissel (535 Indian road) proposed that any Board modified rules be submitted to the membership at the annual meeting, or open meeting (with quorum) for ratification of the rule change. This was seconded by Howie Freeman (473 Indian Road).

This motion was passed by a show of hands.

Susanne Bloom (236 PLDE), proposed to re-instate the Finance Committee, on the basis that this is important to give the Treasurer some support and backup.

This motion was seconded but the Member did not go to the microphone and announce name and address.

The motion was accepted by show of hands.

Propose a motion for the Bylaw amendments

Tony invited a member to make a motion to accept the changes to the Bylaws. Leslie Reiser (98 PLDE) made a motion to accept the Bylaws changes as amended by the earlier votes in the meeting. This was seconded, from someone at the back of the meeting room, believed to be Jessica Trokel (493 Indian Rd)

Bylaws were amended by a show of hands.

C. Tom Brennan presented the Budget, communicating that the budget year over year is relatively flat with respect to income expectations, and also regarding year over year expenses, and as such a 2.5% dues increase is proposed.

A motion to accept the proposed budget was made by Kasey Lai (204 Beech Ter). This was seconded by many people, none of whom was standing near the microphone so were not included in the minutes.

The motion was carried to accept the budget as proposed.

#### D. Other Business

Some additional questions were also asked.

Sharon Phillips from 380 PLDE commented that the Waterfront last year was not as safe as in prior years due to the lack of adult supervision. Rob as Waterfront Trustee responded that he will be certified as a lifeguard and that the Waterfront Manager will be working for this upcoming season during program hours.

Carly Bissel, from 525 Indian road, commented that a deer fell in the Lake during the winter, and it is still there. Jon Kramer responded that the BOT would consider how to address the situation.

Giovanni Onembo from 180 Mohawk, observed that someone brought a wheelchair on the beach, and this was not easy due to the lack of adaptation. Tom Leach responded that he would look into getting a ramp installed to make the beach area more accessible.

Donna Deblock, 7 Hawthorn, commented that teens are parking their cars ready to go in after the Lifeguards leave from the Property. Rob Bush agreed this is not a good situation, however any extension of the security hours would impact on the budget.

Greg Thomas (133 PLDE) commented that there is no excuse for people to be disrespectful to security officers. He also asked about different forms of identification verification for getting on the beach. Rob Bush responded that there has been some discussion in the past about having a device that can read a code displayed on a phone. Jon agreed that improving this aspect of beach access was a good idea and committed to reviewing this during the year.



Giovanni Onembo from 180 Mohawk requested that there be an identification of rules to determine whether the rules were made by the membership of the Board. Jon responded that this is possible going forward and indicated that this has been done for the past 2 years already.

E. Meeting conclusion. Jon requested a motion to adjourn. Motion was made, seconded and agreed by a show of hands.

The meeting concluded at 9:19pm.

Respectfully submitted,

Andy Hoy

Secretary – Pines Lake Association