



P.O. Box 2156  
Wayne, NJ 07470  
(973) 839-6211  
[info@pineslake.com](mailto:info@pineslake.com)

Minutes of the PLA OPEN Meeting  
April 18,2024

The meeting was conducted virtually with Members using Google Meets and opened at 7:30 pm by Jon Kramer. Jon advised meeting attendees that communication would be through the 'Chat' function of Google Meets and there would not be an opportunity for live dialogue.

Board of Trustees present were Jon Kramer (President), Tony Barberio, Heidi Fletcher, Tom Leach and Tom Brennan

The purpose of the meeting was to vote on:

- A) Replacing 3 open Board seats due to the resignations of Susanne Bloom, Sean Patrick and Joe Petti.
- B) Addressing member concerns regarding the replacement of keys allowing access to the South Beach and North Island parking lots
- C) Addressing other member concerns submitted on the Chat function.

A) Jon advised members that according to the By-Laws - ARTICLE IV – OFFICERS OF THE ASSOCIATION .... *Vacancies.....the BOT shall appoint an eligible member of the Association to fill the vacancy until the next Annual Meeting of the Association, at which meeting the unexpired term shall be filled by a regularly elected candidate.*

- Andy Hoy was selected - Tony Barberio made a motion which was seconded by Heidi Fletcher
- Doug Christie was selected - Heidi Fletcher made a motion which was seconded by Tony Barberio
- Pete Rosky was selected - Heidi Fletcher made a motion which was seconded by Tom Leach

B) Key Access to South Beach and North Island parking lots

Jon noted that he had concerns about potentially inaccurate information regarding the recent decision to replace the keys for the gates to the South Beach and North Island parking lots. For context Jon advised meeting attendees that individual members do not own the Pines Lake Association (PLA) properties. The PLA BOT is responsible for the safe and secure use of the PLA properties including how to implement that responsibility. The BOT considered it prudent to reissue keys to the aforementioned parking lot gates as the respective locks have not been changed in a few years. This included unique locks for each lot. There would be no change to existing requests for keys which can be conducted online through the PLA website. Members with existing deposits would engage in a key exchange, i.e., there would not be a new deposit required.

There is no key access to the West Beach gate as it is not intended for vehicular traffic.

There were member comments from the chat that the BOT was reducing 'members rights'. It was emphasized that access to PLA facilities is a privilege to members in good standing and that there is pedestrian access to all PLA properties.

C) Other topics, member concerns

- 1) Upgrades to West Beach this year will include the access gate to discourage the 'site line' view to the lake by non-members.
- 2) Members expressed concerns on not receiving timely notifications from the BOT. Jon advised members to contact the admin email address with their corrected email addresses; he also confirmed that participants don't need a Gmail account to attend Google Meets
- 3) Dan Pagano questioned BOT ability to make rule changes without member participation, Jon noted that this is allowed under the current By-Laws.

The meeting was adjourned at approximately 9:35pm by Jon Kramer

Respectfully submitted,  
Tom Brennan  
Secretary – Pines Lake Association