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Minutes of the PLA OPEN Meeting  
July 13, 2023

Board of Trustees Present:

Heidi Fletcher (President), Rob Bush, Tony Barberio, Jon Kramer, Sean Patrick, Tom Brennan, Joe Petti, Tom Leach and Jason Lellos

Marge Caffery - Administrator  
Patrick Andersen – Board Attorney

Meeting opened at 7:30 pm by President Heidi Fletcher

Jon Kramer, Membership – **Rule Changes** - Jon explained to the members present (1) the background on the purpose of rule changes, (2) how they are implemented under the By-Laws, (3) the process undertaken to change from the previously approved rules and (4) what specific rules were being changed. Jon advised the members that the updated rules would shortly be posted in the PLA website

Sean Patrick, Security Trustee - explained the pressures on securing association property from trespassers/outside visitors; he also noted that spending is currently below budget.

Tony Barberio, Treasurer - noted that dues collected were ~ 88% of budget; year to date spending was ~ 32% of budget and the consolidated cash balances was over \$900k. He further noted that funds not expected to be used in near term spending were invested in a money market account yielding more than 5%.

Jason Lellos, Health and Water Safety – advised that waterfront staffing was completed, and spending is expected to be within budget

Rob Bush, Water Quality – noted there were no concerns in this area. He also asked members to provide feedback in the creation of PLA “Outdoor Clubs” and suggested a ‘brainstorming’ session

Tom Leach, Properties - provided updates on the following:

- North Island boat launch rehabilitation
- Boston Whaler replacement - should be delivered to the lake next week. Reminder that outgoing boat is over 35 years old and has maintenance issues such as engine performance putting its safety reliability at risk. The outgoing boat is expected to be sold for ~ \$1,700.
- Dam integrity study – cost now expected to be ~ \$42k versus \$70k budgeted. Lower expected cost in part due to Chris Adams help

- Properties staff have been provided with Red Cross training
- Cell Tower inquiry/proposal has been withdrawn by third party due in part to the topography of the specific site's location which bordered Colfax Road.
- Snack Bar upgrades/rehabilitation

Heidi Fletcher President and on behalf of Community Activities – updates

- Wednesday night fun nights are considered successful and meeting expectations
- There will be an upcoming 'brainstorm' session with members regarding the 100 Year PLA anniversary
- Looking for sponsors for the October 7<sup>th</sup> 5k run

#### **OPEN Floor items from members**

Bill Paley 31 Vale Road

Noted "horseplaying" by PLA staff using powerboat while he was using his kayak on July 11.

Tom Leach advised that the BOT will investigate the concern

Jennifer Lauren 518 PLDE

Expressed her disagreement with the age change under the newly adopted rules

Daniella Fry 168 Osceola

Asked about what recourse/feedback members have on the rule changes

Asked what drove annual dues to increase by more than 10%

Questioned the 'ongoing' cost of operating the Wibit such as higher lifeguard staffing

Giovanni Onnembo - 180 Mohawk

Inquired on the status of the sales tax applied to dues

Questioned the rule changes regarding badges

Anegla Pagano 23 Ledge Road

Questioned as to whether there was uniformity among BOT regarding whether PLA is subject to sales tax

Heidi advised that there was uniformity but that a process was required to determine how to return the amounts paid to members; this would include prior years' sales tax paid

Suggested that BOT should consider filing a malpractice suit to the professionals who advised that sales tax was required (e.g., Accountant)

Tony noted that accountability for the application could be difficult to determine as this was decided several years ago

Inquired as to the process where members can make rule changes

Kathryn Spitz 279 Beech Terrance

Questions surrounding the sales tax reimbursement process

Expressed concern on arbitrary/on-site rule making by the water staff on the use of the Wibit

Jason advised that safety management of the Wibit was a 'work in progress'

Julia Dardia 87 Poplar

Also expressed concerns of arbitrary/on site rule making by the water staff on the use of the Wibit

Noted the Swim team's success

Matt Englesbe 132 Algonquin Tr

Expressed concern on the 'shrinking' of the island behind North Island. Ask if BOT could invest in building the island back up

Tom Leach said this would be considered during the next lake lowering

Dan Pagano

Requested that rules related to specific areas be conspicuously posted on laminated documents in the related areas

Jamie Paley 31 Vale Road

Advised on 'excessive noise' from Pickleball courts and advised that this was due in part from the balls being used; that there were alternative quieter balls

Referenced this past July 4<sup>th</sup> fireworks displays by fellow members; Expressed concerns regarding safety, polluting the lake and air quality

Austin Favale - 61 Algonquin

Requested that swim meets include Adirondack viewing chairs and the ability to personally grill on the beach

Andrew (Clarke)

Expressed concerns of Point View development causing run off into Haycock Brook and damaging lake

Rob Bush advised that he is planning to take this concern up with the mayor in the fall; also, that there is currently no immediate concern due challenges the developer is having with moving forward with the project

Jan Carlock 63 Mohawk

Express appreciation for BOT work and noted they are not paid

Inquired on NJ tax letter

Asked about the size of the dam 'set aside' fund amount

Barbara Dardia 95 Poplar

Requested the BOT reconsider rules regarding badges and guests

Expressed concern over BOT discretionary spending; suggested there be a motion that BOT discretionary spending have a threshold and higher spending be subject to member discussion

Christine Pagano 10 Hawthorne Rd

Suggested additional lighting be considered for security

Suggested there be clubs specifically tailored for 'younger' members

Questioned the conditions/investments made in the South Beach restrooms

Requested the BOT reconsider rules regarding badges and guests; do not believe household limitations are fair

John Parella 344 PLD

Requested the BOT reconsider rules regarding badges and guests

Suggested that he could supply badges at lower cost

Sean requested additional information on badge sourcing

Dennis Mull 21 Tower Road

Requested clarity on meeting – Special versus OPEN

Jon Kramer advised that email title was an error, that tonight's meeting was an OPEN meeting

Requested that water fountain include a 'bottle fill' feature

Tom Leach said he would look into it

Michelle Christie 42 Balsam

Requested that tennis courts lights be turned off when not in use

Tom Leach said he would look into an override timer

Giovanni Onnembo - 180 Mohawk

Requested that BOT post a FAQ section on website

Requested that there be a separate 'definition' section in By Laws

Anegla Pagano 23 Ledge Road

Asked if Patrick Andersen knew if By Laws were filed with Passaic County; she confirmed that they were

Roy Pagano 308 PLD

Noted that By Laws were amended several years ago at an annual meeting to allow BOT to make rule changes with no member input

Stated that he sent letter to BOT several years ago that dues were not subject to sales tax

Bob Calafiore – 121 Beech Terrace

Expressed concern on the 'shrinking' of the island behind North Island and that BOT should actively discourage members from accessing it which in part causes the erosion

Barbara Dardia 95 Poplar

Senior Picnic reminder

Jim Walter 915 PLD

Related to sales tax applicability - whether membership is mandatory, discussion on definition of what constitutes a member versus 'member not in good standing'

Ernie Mezey

Senior Picnic reminder for food count

Christine Pagano 10 Hawthorne Rd

Revisited the reasoning behind the rule change regarding badges

Meeting adjourned ~ 9:30 pm

Respectfully submitted,

Tom Brennan

Secretary – Pines Lake Association