

## **TLA BOARD MEETING MINUTES**

### **Date/Place/Time:**

June 13, 2016, TLA Pavilion, 7:02 p.m. to 10:05 p.m.

### **Upcoming Meeting Dates:**

July 11, TLA Pavilion, 7:00 p.m.

### **Board Members in Attendance:**

Stacey Krastek  
Lauren Kochan  
Karin McDonald  
Kate DiBenedetto  
Leslie Cromie  
John Sweeney  
Bill Lobosco

### **Residents:**

Chris Brough  
Liam Majewski  
Lauren Gliko  
Ashley Greenblatt  
Samuel Dunn  
Steven Dunn  
Michelle McClane  
Kevin Sparkman

---

### **Call to Order:**

### **Secretary's Report:**

- May minutes approved and entered into record.
- Next three meetings: 7/11, 8/8, 9/12 at TLA Pavilion
- Stacey will begin request process for Cranberry Pines for the following 2016/2017 dates: 10/10, 11/14, 12/12, 2/13, 3/13, 4/10, 5/8.

### **Treasurer's Report**

- Main checking account: \$ 95,364.11
- Life Guard account: \$ 26,642.71
- Lakes Accrual Fund: \$ 86,372.44
- General Improvement Accrual Fund: \$ 50,465.38
- 470 Homes have paid association membership dues to date. Two payment plans in place. One pending late payment.
- 40 Unpaid - please refer to 2016 Non-Member List
  - Request executive session to review deed restricted member who remain unpaid for 2016
- Received dues/delinquent dues payments totaling: \$3132.50

### **Correspondence:**

- Lauren received a phone call regarding setting up yoga classes at the beach. Tabled to new business.

- PSEG was not completing readings and resetting meter due to bees in the circuit box. This has been resolved and we currently have a \$120 credit on our account.
- We had several emails from homeowners about badge checking at the beach. Members were invited to attend Board Meeting to voice their concerns.
- Received an email requesting a FAQ section on our Tamarac home page.

#### **Homeowner Comments:**

- Ashely Greenblatt spoke on behalf of Nini Waring regarding privacy of TLA information. Nini currently facilitates our neighborhood playgroup and she was contacted by someone in Florida who found about the group and had her contact information. Bill can help her reset privacy settings on our Facebook playgroup page and we can also make email contacts anonymous (sent to a general mailbox rather providing personal email addresses).
- Chris Brought had several emails and phone calls about beach tags and unauthorized beach use, in particular keeping unauthorized adults off our beach in light of recent child luring issue in our township.
- Michelle McClane stated that on busy beach days when we have higher staffing levels, one guard will be assigned as a badge checker and enforcer of guest policy. However, lifeguarding duties will take precedence over badge checking. She also reminded the group that the lifeguards are only scheduled from 11:00 to 7:00 daily and that we are unable to monitor badges and guests outside of these hours.

#### **Committee Reports:**

##### **Athletic:**

- NTR

##### **Beach:**

- The goose population and water pollution continue to be an area of concern. While our weekly water testing is still within the acceptable range (lower than 200), it is increasing weekly with our last reading at 70. Because we missed our window to addle eggs, the new geese have already hatched and we are now limited in our options for redressing the issue.
- If we have a reading higher than 200, the water will be retested 24 hours later. A second reading over the limit will result in beach closing. We will notify residents via Facebook, Twitter and email and the lifeguards will post signage at the beach.
- We are able to retest at a time of our choosing. After one clean test result, we are able to reopen the beaches.
- Ashely brought up a concern about double-booking of pavilion specifically: Lifeguard coverage may not be sufficient during overlap of guests, portable toilets may not be able to handle extra guest volume, parking overflow on Tallowood on wrong side of street and/or blocking entrance for emergency vehicle access. Agreed that going forward, we will not allow double-booking.
- Two private parties have requested board approval exceeding 50 guest limit. Both were approved.
- Two more garbage cans have been ordered to replace ones that have been stolen.

##### **Children's:**

- Lauren Gliko raised concern about the 2.9% PayPal fee that we are charged per transaction. Discussion tabled to new business.

##### **Civic:**

- Received a form letter response from township regarding pothole repair issues. Township is in process of prioritizing repairs; no further timeline available at this time.
- Property at 8 Tallowood is in "pre-foreclosure" as opposed to "foreclosure." Accordingly, no action is being taken to repair property. Multiple requests have been made for a township inspector to review property for code violations but to date no inspection has been completed.
- Homeowner at 14 Knotty Oak continues to mow greenspace area. Unfortunately, Chris did not have the opportunity to place a sign on TLA property before this happened. At this point Lauren does not want to confront the homeowner who has been argumentative with Earl in the past regarding this issue, and suggests it is best to move forward with a formal letter from the board. Bill will work with an attorney to draft this letter.

**Directory/Membership/Hospitality:**

- According to by-laws, Membership, Directory and Hospitality should be housed in one central committee. As such, we are in need of a Membership Chairperson as well as additional committee members to work on projects such as new member FAQs, maintaining database. Leslie will reach to Sarah Operario to see if she would like to step up as Chairperson. Lauren will speak with Lori Harasym who expressed an interest in volunteering. Membership Committee meeting scheduled for June 20<sup>th</sup>.
- Currently have 470 homes that have paid association membership dues. We have a slightly higher than average number of homes still needing to pay. Tabled to executive session.

**Property:**

- Earl is adding to gravel to the path at Tallowood entrance.
- Earl is in process of getting bids for plants at entranceways and also for resurfacing of tennis court (2017 budget).
- Split fence repair is in progress; however, homeowner at 88 Tallowood has been taking down rails in one section to install a private gate. Question as to whether this is considered TLA property or private property.

**Tidbits:**

- Gail asked for clarification on using DPI for all mailing including the 30 printed copies each month and the three months of 520 printed mailings. Confirmed that she is to use DPI for all of the above.

**Social:**

- In planning stages for Beach Olympics and Beach Closing.
- Asked for clarification on approved protocol for tipping vendors. Leslie to discuss with accountant to find out best practices for tipping and record keeping; no cash tips are allowed at this time.

**Water:**

- At this time, we only have trace amounts of hydrilla so we have not begun the treatment process.
- Kevin Sparkman and Steve Villardi cleaned plant and root growth out of Mallard sluice box. We may need to replace boards in Fall when we lower the lake; no immediate danger is posed at this time.
- Karen brought up deadlines for lowering of the lake and dredging of sand. According to state guidelines, it can take two months to obtain our permit and we need to have the process completed by November 15<sup>th</sup>. Recommend submitting permit paperwork by July to ensure we meet these deadlines.
- Only canoes that will be staying on the racks at the beach will be registered and given a sticker from the water committee. Purpose is for water committee to have contact info if canoes are not cleared off of the racks at the end of the season.
- 

**Website:**

- Bill raised a concern that past Tidbits have listed children's names in New Neighbor Welcome section. Stacey will notify Gail that we do not want to have children's names listed (limit welcome verbiage to "The XXX Family" or the adult names only).
- Bill will also invalidate all past emails which have links to backdated issues of the Tidbits.
- Website committee has updated our beach and boating rules on the TLA webpage and created a boat registration form that is available on-line.
- Bill will schedule time to meet with Leslie to help back-up all of her records.
- In process of evaluating Homeowners Association Software to be placed in budget for 2017.
- Kevin Sparkman made a recommendation that we get signage promoting our website, FB and Twitter communication platforms. Bill to look into options and costs.

**Junior Board:**

- The members of the Junior Board held their first official meeting on Monday June 6<sup>th</sup>. The group decided to focus on the following topics as ways to get started helping within our community:
  - Assisting with keeping the beach clean throughout the summer
  - Providing assistance to the Children's and/or Social Committee before and after big events throughout the year
  - Learning about various careers and internet safety

- o Offering assistance to our seasoned residents living in Tamarac
- o Attending the September and November Board meetings to learn about election and budget process.

**Unfinished Business:**

- NTR

**New Business:**

- Bill found a new potential broker for our liability insurance. Leslie to review information to compare with current coverage.
- Donna Favilla placed a request with Lauren to hold private yoga lessons at the beach. She can do so as a private function (non TLA-run), running an ad in the Tidbits at her own expense and adhering to all guest policies including the 12-guest limit.
- Discussion regarding sign-in for guests at lake. Michelle would like to discuss with Mike and the lifeguard staff and bring some options to next meeting.
- Last day of school concern about beach crowding and use by non-TLA members. Lauren will send out messaging via social media and website reminding residents that we will be checking badges and strictly enforcing guest policy on this day. Michelle will ensure we have adequate lifeguard staffing.
- Michelle will get costs for cones to block off parking on the odd-numbered side of Tallowood and Lauren will contact township to submit request for updated and more visible No Parking signage.
- Discussion about fees for PayPal usage for social/children's event. Each chairperson needs to account for the fees in their budget for each event.
- Leslie brought up concern about Liam Majewski continuing to sit with lifeguards while they are on duty. Michelle confirmed that they have had conversations with him about not sitting with guards or performing any lifeguard duties. Stacey suggested redirecting Liam via the Junior Board.

**Adjournment:**