

Minutes for 2024 Annual Meeting for General Membership

Saturday, July 6, 2024

10 am

1. Welcome.

President Randy DeAngelo established a quorum of 74 members present and representing 90 shares and 12 proxies for a total of 86 votes. The meeting began at 10:12 AM. The meeting was held in the Clubhouse.

2. Pledge of Allegiance.

The Pledge of Allegiance was led by President Randy DeAngelo- all members participated.

3. Recognition of Veterans, Memorials, New Members, Current Board of Directors.

a. Recognition of Veterans

Following the Pledge of Allegiance, Randy recognized those who have served in the armed forces and asked that all veterans please stand.

b. Memorials

He then asked for a moment of silence for those members who have passed away over the past year– Meg Catanzorita, Burr Darrow.

c. New Members

Randy then welcomed the new members to the Association: Steve Galloway -Pucker Huddle. The member was not present.

d. Current Board of Directors

Randy introduced the current board as follows;

Officers:

President- Randy DeAngelo

Vice President- Douglas DeAngelo

Treasurer- Andrea Cole

Secretary- Katie Sweeney Hosford

Directors:

Mike Ksenich- Lake Shore Drive

Paige Sedlacek- Warren Park Road

Vacant- The Pines

Bob Keyes- South Shore Drive

Chuck Parry- Pucker Huddle Road

Steve Reinhart- East Shore Drive

Bill Friedah- East Shore Drive

Katie Sweeney Hosford- West Shore Drive

4. Approval of Annual Meeting Minutes from July 1, 2023.

After introducing the current Board of Directors, Randy thanked the board for its hard work over the past year. Mike Keller made the motion to accept the minutes from the July 1, 2023 Annual Meeting as presented. Bill Furch seconded the motion. Motion carried.

5. Treasurer's Report.

Andrea Cole, Treasurer, presented the reports as of December 31, 2023. The total Liabilities and Assets are \$2,304,872.20. Total income is \$513,489.70 total expenses are \$160,799.55, for a net profit of \$352,690.15. Copies of the report and that of the 2023 budget were available for members to have. Andrea invited our IRS Tax Attorney, Lori McElroy to present via zoom. Questions were asked and answered by the tax attorney, ensuring the membership of our good standing with the state of Pennsylvania and the best possible outcome with the IRS.

John Pollak made the motion to approve the 2023 Treasurer reports as presented. John Nugent seconded the motion. Motion carried.

6. Boat Safety Reminders.

The representative from the Fishing and Boat Commission was not able to attend the annual meeting due to the business of the 4th of July holiday. Randy DeAngelo did a recap of our boating safety laws and how to proceed with the few properties that have renters coming in and may not be aware of the rules and regulations. He encouraged the members to work together- if you see something say something.

7. 2023-2024 Board Accomplishments.

Randy DeAngelo reviewed the accomplishments of the Board of Directors over the past year.

- a. **Clubhouse Renovations-** The clubhouse renovations are complete. Randy encourages the members to use the clubhouse for events and announces some upcoming events planned at the clubhouse this summer.
- b. **Dredging Phase 1-** Phase one of the dredging was started. More to come in the dredging report.
- c. **New Boat Launch Area-** New boat launch area was constructed.
- d. **Emergency Action Plan-** The DEP Emergency Action Plan was filled with New Milford Township.
- e. **Geo-Technical Analysis of the Dam-** The geotechnical analysis of the dam was performed.
- f. **Road Signage-** New road signs have gone up to help with Amazon deliveries.
- g. **Pennsylvania Taxes Resolved-** The Pennsylvania taxes were resolved.

8. Major Lake Updates.

a. Fishing Report- Mike Keller

Mike Keller recapped the excellent fishing conditions and our need to not restock the lake.

b. Dredging Report- Randy DeAngelo

Randy DeAngelo gave the dredging update from the start of phase one (which consisted of area 1 a total of 3.98 acres). We have removed 2,000 cubic yards of fill sitting out in the bags to de-water = 450 cubic yards. The estimated cost- \$182,000 (\$17,000 pad/ \$88,000 road dredging) \$105,000 - (\$36,000 material + \$40,000 labor). We have gained two feet of depth in this first third of the project. Phase 1 will resume after Labor Day weekend. Phase 2 of dredging should begin spring/fall 2025 and will cover 6.38 acres. The board is also looking into a

Biological Alternative to dredging and a presentation of the SchlixX plus product was presented.

c. East Shore Drive Inlet Improvement Project- Bill Friedah

Bill Friedah gave the East Shore Drive Inlet Improvement Project update. We are looking into putting catch basins in to catch silt coming into the lake and are in talks with conservation experts. We have a draft plan to send to the conservation department and have a walk through of the area to create a plan of action to be done in stages after hiring a contractor.

d. Sewer Report- Bill Friedah

Bill encouraged people to come to the next township meeting to push for the sewer access, July 17th is the next meeting.

e. Dam Report- Doug DeAngelo

The Pennsylvania DEP has classified the Page Lake Dam as a High Hazard Dam, per the DEP the following needs to be corrected; inadequate structural stability, spillway, and outlet. We have conducted the geotechnical drilling/ sampling and analysis of the Dam to assess the actual situation. Tompkins Engineering is analyzing the data so we can negotiate a plan with the DEP to bring our DAM to compliance. Once the plan is agreed we will need to bid out the work in order to get a permit to perform the work. The expected budget is \$500,000 - \$800,000 over the next 3-5 years.

9. Elections of Officers and Directors.

The following were elected as Officers for the 2024-25 year (a one year term):

President–Randy DeAngelo

Vice President–Douglas DeAngelo

Andrea Cole–Treasurer

Katie Sweeney Hosford –Secretary

The following were elected to serve as Directors (a two year term):

Bill Friedah- East Shore Drive;

Paige Sedlacek- Warren Park Road;

Mike Ksenich- Lake Shore Drive;

Brenda Pruitt- South Shore Drive;

Steve White- West Shore Drive;

Kyle Hurbert- The Pines.

10. Future Board Initiatives.

Randy DeAngelo outlined the BoD's future initiatives. The board is looking at a comprehensive capital improvement plan over the next 5 years, looking at the dam improvements, phase 2 of dredging, and updating the by-laws.

11. Upcoming Events.

Randy DeAngelo showed the members how all of the events are posted on our website; July 13th- cornhole tournament, July 19th- band playing, July 27th- breakfast, August 31st- Chicken BBQ.

Meeting adjourned at 12:23 PM.