

WSPOA BOARD of GOVERNORS  
Special Meeting  
January 13, 1973

The meeting was called to order at 2:00 P.M. by Bob Viola at his home.

Present: Bacquet, Claudin, Ruprecht, Seed, Sutton, Van der Veer & Viola

Absent: LaGreca, Landolfi, Malanga, Meeker & Spano.

Bob Viola dispensed with the reading of the minutes of the previous meeting.

The Treasurer requested approval to pay a bill from Robert Albinson dated 12/17/72 in the amount of \$50 for snowplowing. Art Claudin made the motion to pay it seconded by Tom Van der Veer and it passed. A bill in the amount of \$15 for bonding the Treasurer from A.A. Natoli Agency was also presented for approval. Art Claudin moved for approval seconded by Peter Ruprecht and it passed.

The Secretary read a report from the Land Sale Committee Chairman, Gene Bacquet, which is attached to these minutes.

Action required was taken by the Board in the following manner: #1

William Seed made a motion that the following resolution be adopted:

Be It Resolved that Robert D. Corbin, Attorney for Wildwood Shores Property Owners' Association, be authorized to take legal action for Specific Performance of a Contract dated January 1972, between Wildwood Shores Property Owners' Association, Sellers, and Lucy Ann Vorst, Cornelius Vorst and John R. Chaplin, Purchasers of the premises known as Lots 3, 6 and 7 in Block 31507 and Lot 36 in Block 31401 on the official tax map of the Borough of Hopatcong, County of Sussex, State of New Jersey.

Art Claudin seconded the motion, all were in favor and the Resolution was adopted.

#2.

William Seed made a motion that the following resolution be adopted:

Be It Resolved that Wildwood Shores Property Owners' Association having received no payments since November 3, 1971 on a balance of \$1,754.77 on a Mortgage dated January 5, 1971, on the premises known as Lots 12&13 in Block 31303 on the official tax map of the Borough of Hopatcong, County of Sussex, State of New Jersey, between James H. Hass and Wildwood Shores Property Owners' Association, recorded in the Clerk's office of County of Sussex, State of New Jersey on January 15, 1971 in Book of Mortgages #473 Page 448, authorizes Robert D. Corbin, Attorney for Wildwood Shores Property Owners' Association to institute proceedings to foreclose on said Mortgage.

Art Claudin seconded the motion, all were in favor and the Resolution was adopted.

In order to resolve the matter between Wildwood Shores Water Company and Ronald A. Rosica, Amy Bacquet made a motion that the following Resolution be adopted:

Be It Resolved that permission in writing be granted to transfer to Wildwood Shores Water Company, Promissory Note #10, dated August 5, 1968, now held by Ronald A. Rosica. The sum of

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[illegible]

Bob Viola disagreed with the reading of the minutes of the previous meeting.

The Treasurer proposed approval to pay a bill from Robert Albinson dated 12/17/72 in the amount of \$80 for snowblowing. Mr. Albinson made the motion to pay it seconded by Tom Van der Veen and it passed. A bill in the amount of \$117 for painting the Treasurer's office A.A. Anttila Agency was also presented for approval. Mr. Albinson moved for approval seconded by Peter Albinson and it passed.

The Secretary read a report from the Joint Committee Chairman, Gene Broquist, which is attached as three minutes. Action required was taken by the Board in the following manner:

William Seed made a motion that the following resolve

that he had been advised by the Attorney General's Office that the same was being handled by the FBI.

the Resolution was adopted. Artistic design secured the motion, and it was in favor and

-viewer unrolled and fast motion a chain head visible  
between of suit

RE IT RESOLVED THAT Willwood Shores Property Owners' Association having received no payment on November 2, 1971, on a balance of \$1,750.00 on a mortgage dated January 2, 1971, on the premises known as Lot 12413 in Block 31300 on the official tax map of the Borough of Hoboken, County of Hudson, State of New Jersey, between James H. Hines and Willwood Shores Property Owners' Association, recorded in the Clerk's office of County of Hudson, State of New Jersey on January 15, 1971 in Book of Mortgages 443 Page 443, authorized Robert A. Corbin, Attorney for Willwood Shores Property Owners' Association to institute proceedings to foreclose on said mortgage.

Re it Resolved that petition in writing be referred to the following Association for its consideration and report thereon to the next meeting of the Association, to-wit: the Association of the Friends of the Library of Congress, Inc., 1935, now held by Donald A. Foster, the son of

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\$250.00 Principal and \$44.99 in interest to be paid to Mr. Rosica by Wildwood Shores Water Company. Wildwood Shores Property Owners' Association will redeem said Promissory Note when schedule for payment is due.

Jim Sutton seconded the motion, all were in favor and the Resolution was adopted.

New Business:

Amy Bacquet turned over <sup>To JIM SUTTON</sup> plans submitted by Bob Botti for construction by Howger Terrace, Inc., of a home on Lot 17 Block 31303.

Bob Viola presented plans from Mr. Rittenhouse for construction on his home of an addition, a second floor and a walkway. Mr. Greist is the only neighbor who objects to the plans because his view of the lake will be obstructed. Bob Viola would like the matter to be resolved at the next Board meeting.

Old Business:

The Treasurer again brought up the matter of continued billing by Morris County Agency for the Treasurer's Bond returned to them on November 17, 1970. Mr. Seed advised the Treasurer to hold these bills and maintain a file.

There being no further business the President announced the next Board meeting for Sunday, January 21, 1973 at 1:30 P.M. at his home and adjourned the meeting.

Respectfully submitted,

*Amy T. Bacquet*  
Amy T. Bacquet  
Secretary-Treasurer



January 13, 1973

To  
Board of Governors  
W. S. P. O. A.

From  
Land Sale Committee

As of this date three parcels of land are still owned or mortgaged by the "Association". These properties are:

- #1 <sup>West</sup> Large tract along Byram Bay Road and Maxim Drive
- #2 <sup>West</sup> Corner of Maxim Drive and Wildwood Shores ~~Property~~ ~~Drive~~
- #3 <sup>Back</sup> Lot Adjacent to Mr Reed's property on Bay View Road.

The status of each of the above are as follows:

#1 Property was negotiated with Mr and Mrs Vost for a total of \$22000.

(a) \$2000 was paid to W. S. P. O. A.

(b) A contract was signed outlining



payments to be made  
(c) contract stipulated that purchaser  
would pay from the date of contract  
all real estate taxes plus 4 1/2%  
annum interest on any unpaid  
balance of the remaining \$20,000 due  
at signing.

(d) Other than that we have  
received nothing.

(e) Mr. Rost in December 1972 agreed to  
pay all taxes through December 31, 1972  
plus 4 1/2% interest on \$20,000. He would  
then try to take necessary steps to  
finalize this deal as soon as possible.

(f) Mr. Carlson advised to accept alone  
on the basis that the more money the  
Rost's had invested the quicker they would  
try to settle the matter.

(g) Since Mr. Rost did not pay in  
December as promised it seems  
advisable that we write and tell him  
that we ~~will~~ are proceeding to take  
the contract into court. According to



Mr. Carlin the contract will stand up. However, Mr. Carlin has been hopeful that the post threat would bring action, but obviously this did not happen.

(H) Mr. Tolomieu and Mr. Clenden, the other members of the committee have tried to get buyers for the property. So has the writer. If we could sell even at a figure less than that now under contract we could sue for the difference.

### #2 Property

This property sold with a mortgage is up for sale. Since we do have a mortgage and since the purchaser has been notified separately of past due payments, it is believed that one last note should be sent to the purchaser. This note should simply say that because payments are in arrears ~~and~~ in spite of constant reminders, we will instruct our attorney to foreclose.



#3 Property

There is no question regarding this property land. Mr. Reid continues to make monthly payments as contract.

It should be remembered that failure

to pay note when due will only cause discontent by those holding note. They

are the members who put it "on-the-line" as that is. S.P.O.A. could over the under

note rights that are as vital to this community. At the time of planning as

to how we would pay the note, it was always considered that some use of the

general funds would be made to enable the amortize note on or before time.

Deputy fairly submitted

Ernest E. Baggett  
for the land sale comm.

Wildwood Shores Property Owners' Assoc.  
Treasurer's Report  
January 12, 1973

Check book balance \$3,504.05

Ways & Means	\$ 718.51
For Prom. Notes	308.86
1972 Bill for Snowplowing	50.00
Bond. Treas.	15.00
Taxes Feb. 1, 1973	887.30
Badges (estimate)	301.00
Administration	38.00
N.J.P.&L.Co.	18.00
Total	<u>\$2,336.67</u>

Balance \$1,167.38