

The meeting was called to order at 8:40 p.m. by Pete Ruprecht, President.

Members present: P. Ruprecht, M. Malanga, E. Hines, R. Viola, H. Schefer, M. Gulamerian, R. Honchar, A. Wakefoose, J. Brown, E. Morstatt.  
Members absent: S. Bentzen, G. Malanga.

Minutes of the previous Board meeting were read by the secretary and accepted on a motion by Mal Malanga; seconded by Jim Brown.

Minutes of the special Board meeting (June 14, 1977) were distributed and read by the Board Members. They were accepted on a motion by Mal Malanga; seconded by Emery Hines.

TREASURERS REPORT: Emery Hines - Out of 156 Families in Wildwood Shores, 92 have paid their dues; this is 59% paid to date. We have a working capital of \$5,121.43 (Five thousand one hundred twenty-one and 43/100 dollars). The treasurers report was accepted on a motion by Bob Viola; seconded by Eleanor Morstatt. There is no report available on the audit yet because it is still in process.

ROADS COMM. REPORT: Mal Malanga - The resurfacing of Sand Harbor Fire Lane is done; an excellent job; completely paid for. Some members have called Mal about the necessary repairs to Bass Rock Rd. The town has done patching on a good portion of the road, but the section from our steps to the pool parking lot was not included. Pete, Mal and Cal Bender are going to walk over the road and discuss the job to be done. Since this is a private road owned by W.S.P.O.A., it will probably have to be done on an assessment for benefit arrangement.

MEMBERSHIP COMM. REPORT: Hank Schefer - The new members in Satterlys house on Bishop Rock Rd. said that dues were partially paid by Satterly. New members only owe a balance of \$55.00 (fifty-five dollars). Emery is going to try to track down the difference supposedly paid by Satterly. Bob Viola made a motion seconded by Mal Malanga that we forfeit the difference if not collectable rather than request new members to pay it. Motion passed unanimously.

Membership applications were delivered to the following new members: The couple who has moved into the Molinaro house; Mr. & Mrs. Robert Oliva, 15 Bay View; Mr. Roger Wolff, 6 Bonaparte Pt. Dr. (Rittenhouse house). Mr. Wolff questioned whether or not we have 100% membership in Wildwood Shores and why lakefront members "subsidize" the community docks.

He also asked about Wildwood Shores ownership of underwater rights around the community. His lawyer told him that this is not true. Hank answered the questions for Mr. Wolff and tried to correct some of his misinformation. Mr. Wolff also has a trailer parked in front of his house and says none of his neighbors have objected yet. He also said Mr. Rittenhouse paid the Association dues for his property for this year. Mal Malanga made a motion seconded by Al Wakefoose that Emery Hines eventually visit Mr. Wolff and explain membership and dues payment and where the money goes and why. Motion passed unanimously after Rose Honchar changed her dissenting vote to yes.

Hank informed all of the new members he has visited of the Spring Meeting scheduled for tomorrow.

Eleanor Morstatt said that the new members she has met have nothing but the highest regard for Hank Schefer.

Mes Gulamerian suggested that the by-laws be enforced and interest is collected on liens.

PROPERTY INSPECTION COMM. REPORT: Mes read the letter dated from the Sussex County Health Dept. to Mr. & Mrs. T. Daniels; re: litter and unkept condition of property. Letter was placed on file. Rose Honchar said that at the end of Bishops Rock Rd, across from Durante there are bushes blocking the view of the road; Mes will suggest a trim. Eleanor Morstatt said the same problem exists on the corner of Wildwood Shores Dr. and Ridge Rd. The bushes on the Koeck property make it necessary to come out onto Wildwood Shores Dr. when leaving Ridge Rd. because view is blocked. Mes will talk to Dr. Koeck about a trim. Mes has spoken with the realtor in regard to the Voorst property. The Florist is still interested, but is in Europe at present. Bob Viola has spoken with a person in Hopatcong who is interested in jointly developing tennis courts on that property. We would own the land and lease the business to the interested party. The asking price for the land is \$25,000.00 (twenty-five thousand dollars). Mes will have the property placed on Multiple Listing.

Mr. Sebastyn is still interested in purchasing Bonaparte Pt. Beach. He has paid his dues. The realtor informed Mes that the going price for lakefront is from \$300.00 (three hundred dollars) to \$250.00 (two hundred fifty dollars) per foot. The property was surveyed a few years ago. Emery will check back in the file to find the survey. Bob Viola suggested conditions of the sale be that dues and membership not be affected by the property sale. If he does not pay; a lien will be placed on the dues and the beach property. Footnote: Sebastyn paid \$65.00 toward 1977 dues; Emery checking discrepancy.

CLUBHOUSE COMM. REPORT: Bob Viola - We need to have windows replaced on clubhouse and cannot afford it. The insurance company will not cover the cost of repairs to damages by vandalism. Rose Honchar still needs a set of keys. Will get a duplicate set made. Tomorrow they are going to ask for volunteers to cover the clubhouse at night so it can be opened for the summer. Mal said Mrs. Koehler and Mrs. Malanga will probably be able to take a night.

DOCKS & BEACHES COMM. REPORT: Al Wakefoose - Al read the letter to be sent to the membership regarding the implementation of the \$3.00 (three dollar) rebate for labor; addition: \$3.00 per/hour per/family. The small dock at Pebble Beach is finished. The cost was \$153.00 (one hundred fifty-three dollars) with total man hours of 53. The workers were; Wakefoose, Brown, Francis, Majewski, and Blomberg (& Bray ?). Other work done: Pool has been raked; Sand Harbor has been raked and the stump pulled out and filled in; the raft at Sand Harbor is positioned in lake. Work to be done: the raft at the Pool has to be fixed and refloated; the large dock at Pebble needs repair; Pebble Beach needs raking; bridge at Pool needs repair; barrier should be put up in meantime to help prevent accidents.

BADGES COMM. REPORT: Eleanor Morstatt - As of tonight, 211 guest and 259 member badges have been issued. The Littles and the Kurylas have not received their Dues Bill. Emery will send duplicates. Line Ave. residents will get #500 series badges. Mal offered to walk Lines Ave. and distribute; one for each family member and reasonable number for guests. Rose volunteered to accompany Mal. Those people who paid too little for mooring fee but did not overpay boat storage fee will be notified by Emery that they owe a balance.

Emery Hines stated that the \$3.00 (three dollar) rebate for labor be paid by the Association as we do other bills. The amount should not be deducted by the individual members from their dues.

WAYS & MEANS COMM. REPORT: Eleanor Morstatt - Rummage Sale is scheduled for July 30, 1977. Flyers will be sent out. The wood being stored in the Clubhouse will be covered. Hoagies will be pre-sold (as school and Church did) in conjunction with Rummage Sale. Eleanor inquired if the letter has been sent to the Daniels in reference to their children playing in the street. She was informed that it was and that Tom Daniels had called Pete Ruprecht one day, but Pete was at work and Mr. Daniels stated he would call back but hasn't.

MOORINGS COMM. REPORT: Al Wakefoose - The moorings are going slow this year. Bob Viola suggested that some people may not realize that there are spaces available.

NEW BUSINESS: Emery Hines read the letter from attorney representing Mr. Art Dey, demanding payment of promissory notes. The letter was placed on file. The authorization for extension of payment to be looked for; the lawyer will be notified.

Jim Brown made a motion seconded by Bob Viola that our by-laws and deed restrictions be revised to be sure nothing in them can jeopardize our charter. Motion carried unanimously.

Pete Ruprecht requested that any gripes or differences from Board members be brought up at tonight's meeting rather than tomorrow. Mes stated that in his opinion it was a mistake for the Town Meeting flyer to be included as an insert in our last community mailing.

There being no further business, the meeting was adjourned at 10:21 p.m. on a motion by Bob Viola; seconded by Al Wakefoose.

Respectfully submitted,



ADRIENNE RUPRECHT  
Recording Secretary