

W.S.P.O.A. Board of Governors Meeting Friday, February 24, 1978
Mal Malanga's home

The meeting was called to order at 8:12 p.m. by Mal Malanga, President.

Governors present: Ruprecht, Malanga, Viola, Krauth, Morstatt, Bentzen, Bacquet and Gulamerian. ^ Also present: Dom Franchino.

Governors absent: Hines, Wakefoos, and Honchar.

Secretary Ruprecht read the minutes of the previous meeting. They were unanimously accepted as corrected on a motion by Bob Viola; seconded by Agnes Philblad.

Philblad
Treasurers Report: Mal Malanga - Mal reported the current bank balance is \$2036.11 (Two thousand thirty-six and 11/100 dollars). Bob Viola made a motion to accept the treasurers report as presented. There was no second on this motion. Discussion: Eleanor requested a more thorough report specifying what income was & what bills were paid. She suggested that if Emery cannot do this report as the Board feels it could be done, perhaps he should step aside and let someone else take over the job. Mal will talk with Emery the next time he is in town to ascertain whether or not he can continue functioning as Secretary/Treasurer with his current job situation taking him out of town so much. John Krauth moved that a letter be sent to Emery asking him if his availability to continue in the office of Sec./Treas. Motion was seconded by Agnes Philblad and passed unanimously.

Roads Committee Report: Pete Ruprecht - Current expenditures for snow plowing to date are \$120.00 for plowing and shoveling, \$10.00 for rock salt. Total to date: \$130.00 (one hundred thirty dollars). APPROX. In reference to parking problem on Bass Rock Rd. during snow storm and subsequent plowing by Borough, Bob Viola called Fred Sandquist and told him he could park in Bobs driveway to alleviate the problem. Agnes Philblad reported that a car belonging to Brent Wickers has been parked crosswise at the bottom of Bass Rock Rd. in vicinity of pool for approximately three weeks. She observed that the Borough garbage truck has to back out of Bass Rock Rd. because of this. Pete Ruprecht will call Mr. Wickers and request that he remove the car as soon as possible.

Membership Committee Report: Mal requested John Krauth to take over Membership. John said he would first like to talk with Hank Schefer and see what the responsibilities of the job are and what kind of time is involved before he accepts. He wants to make sure he can give the job the time required.

Construction Committee Report: Stan Bentzen - No plans have been submitted to Constr. Comm. There is no building going on presently because of the weather.

Badges Report: Eleanor Morstatt - Eleanor needs a complete, up-to-date member address list; Adrienne will provide her with one as soon as possible. Mal and Eleanor will talk with Emery to arrange a system to have Eleanor accept money for dues and badges. We will attempt to set up a special meeting with Emery during his next time home. Board members will be given as much notice as possible for this meeting.

Gene asked if the Board is going to do something with his system to keep and audit books.

Mal questioned whether or not the special committee headed by John Carroll has made any progress or taken any action. It was stated that to the Boards knowledge, there have been no meetings. Agnes moved to

The meeting was called to order at 8:15 p.m. by Mal Maliana, President.

Governors present: Ruprecht, Maliana, Viola, Krantz, Morstatt, Bentzen, Baccus and Guimarian. Also present: Don Brachino, Governor absent: Nina, Wakeloo, and Hoehner.

Secretary Ruprecht read the minutes of the previous meeting. They were unanimously accepted as corrected on a motion by Bob Viola, seconded by Agnes Philibad.

Treasurer's Report: Mal Maliana - Mal reported the current bank balance is \$2030.11 (Two thousand thirty-six and 11/100 dollars). Bob Viola made a motion to accept the treasurer's report as presented. There was no second on this motion. Discussion: Eleanor requested a more thorough report specifying what income was & what bills were paid. She suggested that if they cannot do this report as the Board feels it could be done, perhaps he should step aside and let someone else take over the job. Mal will talk with Emery the next time he is in town to ascertain whether or not he can continue functioning as Secretary/Treasurer with his current job situation taking him out of town so much. John Krantz moved that a letter be sent to Emery asking him if his availability to continue in the office of Sec. /Treas. Motion was seconded by Agnes Philibad and passed unanimously.

Hoehner Committee Report: Pete Ruprecht - Current expenditures for snow blowing to date are \$180.00 for blowing and shoveling, \$10.00 for rock salt. Total to date: \$190.00 (one hundred ninety dollars). Agnes Philibad in reference to parking problem on Base Road Rd. during snow storm and subsequent blowing by Hoehner, Bob Viola called Fred Sandquist and told him he could park in Base driveway to alleviate the problem. Agnes Philibad reported that a car belonging to Fred Wickers had been parked on Base Road Rd. in vicinity of pool for approximately three weeks. She observed that the car was there from call Mr. Wickers and request that he remove the car as soon as possible.

Membership Committee Report: Mal requested John Krantz to take over Membership. John said he would like to talk with Hank Hoehner and see what the responsibilities of the job are and what kind of time is involved before he accepts. He wants to make sure he can give the job the time required.

Construction Committee Report: Stan Bentzen - No plans have been submitted to Constr. Comm. There is no building going on presently because of the weather.

Agnes Report: Eleanor Morstatt - Eleanor needs a complete, up-to-date member address list; Agnes will provide her with one as soon as possible. Mal and Eleanor will talk with Emery to arrange a system to have Eleanor accept money for dues and bedees. We will attempt to set up a special meeting with Emery during his next time home. Board members will be given as much notice as possible for this meeting.

Gene asked if the Board is going to do something with the system to keep and audit books.

Mal questioned whether or not the special committee headed by John Garoffi has made any progress or taken any action. It was stated that to the Board's knowledge, there have been no meetings. Agnes moved to

put a lien on John Carrolls home. Motion was seconded by Gene Bacquet and passed unanimously. Agnes amended her motion to include that a registered letter with return receipt requested be sent to Mr. Carroll informing him of the lien. The Carrolls are attempting to sell their house and he has stated that he would never pay his dues.

Gene requested that a special meeting be held to clean up old business. He read his list of old business to be covered: Audit of books; Payment of back taxes; Walt Bray's boat motor; Bob Wagner's check; cars parked at Pebble Beach; status of Schwabelmeir's house and back dues; tax exempt forms; newly submitted system for keeping books.

Pete Ruprecht made a motion that Gene's procedure for keeping and auditing books be accepted for use by present and all future Treasurers of Wildwood Shores. Motion was seconded by Bob Viola and passed with the affirmative votes of Ruprecht, Viola, Gulamerian, Morstatt, Bentzen, Bacquet and Philblad. Abstentions: Krauth.

Bob Viola reported that he instructed Walt Bray to remove his boat motor from the Clubhouse. He did not know if Mr. Bray had done it yet.

Mal stated that the check Bob Wagner submitted for boat mooring had been deposited. Check was for insufficient amount and should have been returned. He also reported that he spoke with Mrs. Valley, tax collector. She told him that no partial payments could be accepted for back taxes. It was suggested that Emery should still try to negotiate with her. She further told Mal that it was not likely that Borough would put property up for tax sale.

Adrienne reported that Gert Schwabelmeir's house had been sold; she still owns store. New owners will be billed for dues on house. Gert says she does not owe the large amount of back dues our records show her as owing. She is looking for receipts and is in communication with Emery regarding this matter. It was stated that liens should be placed on back dues before new bills go out if a balance is indicated.

Mes questioned dates of past audits. He examined some previous financial statements. Gene suggested that the Financial Committee review these and decide whether or not to accept these reports. Eleanor asked why Tony Cella was going to sit in on the Audit. He is no longer a member and has nothing to do with the Association. It was stated that Emery requested Tony's presence at Audit to answer any questions that may arise about books during Tony's term of office.

Finance Committee Report: Gene Bacquet - Gene stated that the Finance Comm. can do the audit on the books back to 1974 if they get complete information. Bob asked Gene how scrupulously he wants the books reviewed and balanced; penny-by-penny? Gene stated he wants a good set of business books.

Bob explained the circumstances of the missing membership application forms from years ago; 1968 and back. His point, there may be some things that we can never get answers to; the missing records as an example.

that he can never let answers to the various records as an exhibit.
Some from 1948 and 1949 and back. His belief, there may be some things
for explaining the circumstances of the various membership applications
set of business books.

referred and returned: Henry-Ry-Henry. Gene stated he wants a good
information. For asked Gene how satisfactorily he wants the books
Comm. can do the audit on the books back to 1948 if they get complete
Finance Committee report. Gene backed - Gene stated that the Finance

and questions that may arise about books during 1948, a form of office.
It was stated that Henry requested 1948's presence at audit to answer
to no further a member and was willing to go with the association.
President asked why don't get this was going to get in on the audit. He
wanted these and decide whether or not to accept these reports.
Financial statements. Gene suggested that the Finance Committee
was questioned dates of last audits. He examined some balance

on back check before new bills go out if a balance is indicated.
Henry regarding this matter. It was stated that Henry should be placed
net as owner. She is looking for receipts and is in communication with
state she does not owe the state amount of back check on records from
still own store. Now owners will be billed for check on balance. Get
advice reported that last correspondence, a balance had been sent. She

would not properly be for tax state.

With her. She further told her that it was not likely that someone
back taxes. It was suggested that Henry should still try to negotiate
collector. She told him that to be satisfied business could be accepted for
repayment. He also reported that he spoke with Mrs. Lillian. Tax
been reported. Check was for insufficient amount and should have been
that stated that the check for money submitted for post working had

money from the corporation. He did not know if he. Play was done it yet.
For 1948 reported that he indicated with play to remove the post

backed and returned. Unreconciled: Henry.

the various notes of interest. 1948's statement. Motion. Motion. Motion.
of 1948's motion. Motion was recorded by for 1948 and backed with
various books be accepted for use by Henry and all future payments
be to interest made a motion that Gene, a balance for keeping and

books.

Money and back check: tax exempt items: Henry submitted system for keeping
for Henry, a check: state backed at Henry's report: status of correspondence, a
audit of books: payment of back taxes: with Henry, a post motion.

He told me that of old business to be collected.

Gene requested that a special meeting be held to discuss old business.

Money and he was stated that he would never buy the check.

information from of the item. The committee was appointed to get the
referred letter with Henry's receipt requested be sent to Mr. Carroll
and backed satisfactorily. When answered her motion to discuss that a
but a item on John Carroll's name. Motion was recorded by Gene backed

Property Inspection Comm. Report: Mes Gulamerian - Mes reported that Miller Assoc., realtors, on Rte. 46 has a buyer for the Voorst property. He asked Mes if the property had been subdivided and Mes said that it was; Chaplin had intended to put up four houses. The realtor and buyer are coming up Saturday, Feb. 25, 1978 to look at property. Mes told them the price was \$25,000.00 negotiable (twenty-five thousand dollars). He told them membership in W.S.P.O.A. was required. Mes was asked if Association would pay the commission. The buyer wants to put up three or four houses. Pete Ruprecht asked if the \$20,000.00 (twenty thousand dollars) we may clear on sale will pay up the bonds and back taxes. The answer was yes. Pete further requested that Emery be asked to check on this.

John Krauth explained past history of surveys taken on Bonaparte Point Beach. Original survey was put on two sets of 35mm microfilm. One was given to Art Claudin and other was put into the safe. The safe was subsequently robbed with one set being stolen; the other set is missing. The property was re-surveyed with the new record also missing.

Mes Gulamerian made a motion that the money we realize from the sale of the Voorst Property be used to pay the back taxes and the bonds. Motion was seconded by Gene Bacquet and passed unanimously.

Old Business: Dom Franchino was present as representative of Wildwood Shores Water Co. Mes had asked about members paying dues through Water Co. Dom stated that if the water bill is paid, he cannot turn the water off because the dues are not paid. Gene said this was previously done by saying members in good standing pay one amount while members not in good standing pay a higher amount including the dues. John Krauth stated that is the past it was done this way. Before 1957 people had to pay their dues before they could get water; records and letters in the files should attest to this. Dom said Water Co. comes under P.U.C. regulations now. Bob Viola questioned whether we can send bills for dues and water together. Dom suggested that perhaps Wildwood Shores should take over the Water Co. again and send out the bills together. Bob volunteered to head a committee (consisting of Mes and Agnes) to try and find solution. He will talk with Bob Corbin about status of Water Co.

Dom asked if Board Members had any questions or comments about past financial statements sent out by Water Co. It was stated that no discrepancies were found by the Board. Mes further stated that we have no questions on Water Co. operations or records; we just want to get together to get people to pay their dues.

New Business: Eleanor reported she has received some phone calls from the Ryvers on Wildwood Shores Dr. in reference to the situation next door to them. The Daniels children (according to the Ryvers) throw rocks at the Ryver house breaking windows and ruining the siding. The Hopatcong Police have told them that they need photos of the children committing the offense. It was suggested that Eleanor recommend to the Ryvers that they go to the juvenile authorities in Newton about this problem. Mrs. Ryver had also complained to Eleanor about the stench coming from the Daniels property. Adrienne referred Eleanor to the local Board of Health office which would look into this. It was further suggested to Eleanor that she tell the Ryvers if they feel there is any incidence of animal and/or child abuse, that there are proper authorities they can complain to.

Property Inspection Comm. Report: Mrs. Culamarian - Mrs. reported that Miller Assoc., Realtors, on Rte. 48 has a buyer for the Voort property. He asked Mrs. if the property had been subdivided and Mrs. said that it was; Chaplin had intended to put up four houses. The realtor and buyer are coming up Saturday, Feb. 25, 1978 to look at property. Mrs. told them the price was \$25,000.00 negotiable (twenty-five thousand dollars). He told them membership in W.B.O.A. was required. Mrs. was asked if Association would pay the commission. The buyer wants to put up three or four houses. Pete Ruprecht asked if the \$20,000.00 (twenty thousand dollars) was may clear on sale will pay up the bonds and back taxes. The answer was yes. Pete further requested that Emery be asked to check on this.

John Knuth explained past history of survey taken on Bonaparte Point Beach. Original survey was out of two sets of 35mm microfilm. One was given to Art Glavin and other was put into the safe. The safe was subsequently robbed with one set being stolen; the other set is missing. The property was re-surveyed with the new record also missing.

Mrs. Culamarian made a motion that the money we realize from the sale of the Voort property be used to pay the back taxes and the bonds. Motion was seconded by Gene Backget and passed unanimously.

Old Business: Don Franchino was present as representative of Wildwood Shores Water Co. Mrs. had asked about members paying dues through Water Co. Don stated that if the water bill is paid, he cannot turn the water off because the dues are not paid. Don said this was previously done by saying members in good standing pay one amount while members not in good standing pay a higher amount including the dues. John Knuth stated that in the past it was done this way. Before 1977 people had to pay their dues before they could get water; records and letters in the files should attest to this. Don said Water Co. comes under P.U.C. regulations now. Bob Viola questioned whether we can send bills for dues and water together. Don suggested that perhaps Wildwood Shores should take over the Water Co. again and send out the bills together. Bob volunteered to head a committee (consisting of Mrs. and Agnes) to try and find solution. He will talk with Bob Corbin about status of Water Co.

Don asked if Board Members had any questions or comments about past financial statements sent out by Water Co. It was stated that no discrepancies were found by the Board. Mrs. further stated that we have no questions on Water Co. operations or records; we just want to get together to get people to pay their dues.

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Adrienne Ruprecht reported on "Happy Days" Festival to be held in Borough. Tentative date; July 22-30. Mal had requested that she attend meeting on Jan. 31, 1978 and report back to Board. Adrienne listed some of the organizations in town who are involved and read the objectives of the festival: 1. Total community involvement and participation; 2. Developing community pride. She stated this is a non-political event. Bob Viola moved that Adrienne be made chairwoman of the "Happy Days" Comm. to represent W.S.P.O.A. She will not commit Wildwood Shores to anything specific just state we are interested in participating and bring more information back to the Board. Motion was seconded by Agnes Philblad and passed unanimously.

Mal Malanga read a letter he received from Mr. Ed Kelly regarding his bonds. Mr. Kelly write he will accept payment of \$250.00 (two hundred fifty dollars) for his bond forgoing any interest due him if we pay it off now. It was stated this would be taking him out of order and setting a precedent. Mal will send Mr. Kelly a letter explaining we cannot accept but thanking him for the offer. He will tell him that as soon as the property currently being negotiated is sold, the bonds will be paid off. John Krauth suggested that we pay the full amount we owe on bonds including interest and then let the bond holder return the amount of interest if he so chooses.

The date of the next regular Board meeting was set for March 31, 1978 (Friday) at 8:00 p.m. at Mal's house.

Board members will be notified of the special meeting with Emery.

There being no further business, the meeting was adjourned at 10:48p.m. on a motion by Bob Viola; seconded by Pete Ruprecht.

Respectfully submitted,


ADRIENNE RUPRECHT
Recording Secretary