

WSPOA Board of Governor's Meeting  
Wednesday, July 26, 1978  
Clubhouse



Governor's Present: M. Malanga, A. Wakefoose, A. Philblad,  
E. Morstatt, M. Gulamerian, R. Honchar, P. Ruprecht, B. Viola

Governor's Absent: J. Krauth, St. Bentzen, E. Hines

Discussions Prior to Meeting: George Kimerer, 15 Pebble Beach Rd., brought to the Board's attention the problem of vandalism at the beach at Bass Rock Road. He complained of broken beer bottles in the water and the robbing of his boat motor.

Al Stated that within a month a light will be installed at the beach.

Mes Gulamerian also suggested that the Board contact the Chief of Police in Hopatcong to hold a special meeting with the WSPOA residents to air our complaints of the vandalism in the community.

Ann Coughlin, 12 Pebble Beach Road, asked the Board about the condition of the dock at Bass Rock Road. She claims the dock is too high in the air for many boats to moor there. Al answered that one side of the dock has already been repaired and the Pool will be done this month.

George Kimerer and Ann Coughlin posed a second question concerning whether their fire lane is supposed to be plowed in the winter. The Board informed them that the fire lane belongs to the Association, not the town, therefore, it's the Association's responsibility to maintain it.

A third question was posed by Ann Coughlin as to whether the dead tree by her house will be removed. Pete stated that NJ Power and Light was contacted on this matter but they don't consider it a hazard and will not remove it. The Board will see if someone in the Association will take it down free of charge.

Mal thanked Mark Gulamerian for patrolling the beaches in the community.

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The meeting was called to order at 8:20 pm by Mal Malanga, President.

The Minutes of the Wednesday, June 21, 1978 meeting were read. Pete Ruprecht asked that the misspelling of his last name be corrected. It was also asked if the Minutes of each meeting could be distributed as soon as possible to each Board member.

Agnes made a motion to accept the Minutes. Eleanor seconded the motion, all said aye.

Treasurers Report: No report was submitted due to Treasurer's absence.

Agnes reports that she found the missing money in question on the Financial Statement. From October, 1975 to 1976, under Donations, it was listed as the Association donating \$25.00 each to the Ambulance Squad and Fire Department. The money wasn't paid out until after the fiscal year was over, therefore, the audit for that year had a difference of only \$3.19.

Al makes a motion to accept the audit for 1975 - 76, Pete seconds the motion, all vote in favor. Al would also like to thank Agnes for her many hours spent on the Financial Committee with the audit.

Property Inspection Committee Report: Mes reports that while at a Men's Club meeting recently he spoke with the guest speaker, a realtor from Curtis - Turner. The man would like an exclusive to the Voorst property so he may make a feasibility report.

Mal makes a motion to give Curtis - Turner a three month exclusive on the property, Agnes seconds the motion, all vote aye.

Bob reports that an engineer from Philadelphia is interested in the Voorst property also for the construction of four tennis courts. Before becoming involved, he would first like to see if the property can be zoned for recreational use. He would then submit plans to the Planning Board for the building of these courts. It is estimated that the income on four tennis courts per useable season would be \$26,000.00 gross.

On August 8, 1978, Bob will bring this matter up to the Planning Board to see if the property can be re-zoned.

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Badges Committee Report: Eleanor first would like to thank Agnes for her work patrolling the beaches for persons not wearing badges.

Eleanor then reports the issuance of 293 member badges, 240 guest badges, 4 renter's badges, and 33 Lines Avenue badges. Donations from Lines Avenue residents is \$50.00.

Eleanor points out that there are a lot of new residents in WWS that are not aware of the rules and regulations of the Association.

Mal asks Eleanor if she would compose a letter for the Association in reference to this matter and she agrees. Rose volunteers to deliver the letters.

Docks and Beaches Committee Report: Al reports that Bob Kircher and Agnes donated the paint for the dock on Bass Rock Road and Agnes also donated and installed a redwood ladder for the dock. Mr. Brady painted the raft at Sand Harbor and placed it in the water.

Al also states that within the next two weeks some young boys will be hired at \$3.00 per hour to dismantle the Pool so it's rebuilding can be started.

Roads Committee Report: Pete reports he contacted the Association's lawyer, Mr. Corbin, on the Robert Wagner matter. Mr. Corbin went to Newton to look into the deeds of the Lines Avenue residents. The deed states the Lines Avenue residents have the right to use the fire lane and dock at Sand Harbor.

In reference to the Wagner catamaran, Mr. Corbin suggests at least two Board members go to Mr. Wagner's residence and inform him he may not moor his boat at the dock unless he pay the mooring fee and any other outstanding mooring fees he may have. If not, the catamaran will be removed.

Pete states he went to Trap's Marina to inquire if they would be willing to remove the boat but they preferred not to get involved. The only recourse Mr. Wagner would have would be to take the Association to court, but the matter is pretty much in our favor.

The Board has decided to give Mr. Wagner three days time to pay his outstanding bills once he is visited by the two Board members.

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Clubhouse Committee Report: Bob states that as of this date he has not received the \$25.00 donations from the Board members for the maintenance of the Clubhouse from the Treasurer.

Old Business: No old business was discussed.

New Business: Mal states that a Nominating Committee for the September elections must be formed. Mark Gulamerian was chosen to head this committee with Ann Coughlin as his assistant.

Mal reports the fall General Meeting will be held September 2, 1978 at 10:00 am at the Clubhouse. Also, the Board of Governor's meeting will be held the Wednesday before, August 30, 1978, 8:00 pm at the Clubhouse.

Mal makes a motion to adjourn the meeting, Pete seconds the motion.

Meeting adjourned at 10:00 pm.

Respectfully submitted,



ROXANNE MALANGA  
Recording Secretary