

Lake Winona Civic Association Board Meeting Minutes
March 9, 2026

Call Meeting to order @ 19:05 p.m.

Roll Call:

Board Members Present: President Cortney Davis, Vice President Rich D'Amico, Treasurer Frank Elia, Trustees: Eric Bellanca, Tom Clark, Dan Thompson, Jon Traglia, Tricia Traglia

Community Members Present: Kurt Kumetz, Keith Davis, Debbie Kellen, Erica Feuss, Jessica Leone, Orrin Sheehan, Janet McNamara, Brian Plunkett, Mary ann Cocuzza, Alex Zetelski, Dimitry Bohdan, Rick Schneider, Anthony Tudda, Christian A. Fuentes, James Barrows, Mike Olo, Maria Limarenko

Salute to the Flag

Reading and Approval of Minutes from 2/9/26 board meeting—Minutes were unanimously approved by the board.

Dan is helping us to get the meeting minutes posted on the website. Once they are approved they will go on the website as a PDF. We will continue to enhance our technology as we move forward.

Reports of Officers/Committees:

President—Cortney Davis

- **Contracts**—lake management sciences contract is ready. We have the same company as last year. A two year contract is being signed with minimal increase since last year. Insurance: D&O policy was binded last week because it was timed out that way. No increase in terms of policy and premium. Two liability contracts—1. In case someone is injured 2. Physical structure of the clubhouse and property. Liability insurance—we will discuss the proposal at the community meeting next month. We cannot get a regular insurance company because of the dam so we have to get a contract through the surplus market. Both policies mirror the policies we held last year. We are looking into any potential areas of savings throughout the year and will be moving forward with the insurance policy in the next few days.
- **Legal**—Lake Winona Civic Association is being sued by 36 homeowners. This is important for everyone in the community to know and we will continue to give updates. A lawsuit was filed with the Morris County Superior Court against LWCA and its board members by 36 plaintiffs by Tracy Lash of 9 Winona Trail has filed the suit. The lawsuit seeks declaratory judgment from the Morris County Superior Court that, based on the historic documents for the Lake Winona Community, the board does not have the authority to charge dues and assessments in excess of what is explicitly permitted in a 1949 deed from Lakeland Investment Company to Crowe, which was \$1.25/month, or \$15/year. In addition, plaintiffs claim that the LWCA does not have the authority to file liens against properties of delinquent members or to deny or limit voting and

membership rights for members not in good standing. LWCA will oppose the lawsuit, as the position taken by the plaintiffs is invalid. We will need to add a line item in our community budget to deal with the costs incurred by the lawsuit.

Treasurer–Frank Elia

- March Treasury Update–goes through February 28th. Three Chase accounts are still active. After this month these will be consolidated to two accounts. Collected dues for another 9 properties this month. We are around 80% for paid dues. No liens have been cleared yet. Of the 6 land only properties, 1 has paid. Participation increase has been very helpful. Cortney expressed gratitude to Frank for his hard work.

Website/Tech/Communication Updates–Dan Thompson

- Meeting minutes on website. A community newsletter is in the works of being set up. We are making sure everyone's information is protected first. Updates that will continue: newsletter, reminders of meetings and community events, etc.

Old/Unfinished Business:

- **Dam update–Rich D'Amico**–John Ritchey knows we were expecting an initial proposal by end of February. He will have a proposal next week so more information to follow soon. Cortney mentioned that we met with the tax assessor and there were a lot of questions he said he'd need to follow up on. Cortney reached out to Kathy Hammond, Jefferson Twp tax collector, a number of times in which Kathy has just responded on 3/4/26 stating that she couldn't answer the questions at this point until the properties are assessed and the job is completed. We don't currently have an update because they had told us that they don't have any answers at this time.
- **Update on 2026 Budget–Frank Elia** 2026 dues billing update–we are close to things being finalized before the community meeting next month. Just waiting for the insurance policies to be finalized to complete the budget. Increase in improvements to building and grounds. Legal and professional services were supposed to be \$10,000. More money had to be allocated for legal services pertaining to the lawsuit and increased accordingly.
- **Major event scheduling discussion**–spring clean up discussion. Rich will chair the event to figure out what projects are needed. April 18 will be spring clean up day. We'll put information about it on the website. Lake Winona Bash needs a chair. Requesting community involvement in assisting with the bash. We will check in with Ryan and James to see if they would be interested in chairing the event as they've done in the past. Trunk or Treat event–Janet will chair it and it will be held on 10/24/26.
- **Repair projects–Tom Clark**–Tom will take recommendations for contractors who are licensed and insured to work on repair projects. We were contacted by the state to adling the goose eggs so that they don't birth.

New Business

- Bunny Brunch is on 3/29 reminder to RSVP if you plan to attend

- Clubhouse rental update agreement/fee updates—Eric Bellanca clubhouse rental guide will be on the website. Everything will be available there. We are working on revising the rental agreement and contract. New prices have taken effect.
- Sport League—Rich D'Amico—we will have a weekly night to host a sporting event ex. Cornhole, can jam, kickball, etc.

Community Comments:

Orin Sheehan 31 Croft—can the board counter sue for legal expenses for the lawsuit?

Nancy Clark 41 Croft Road—What are they trying to gain with this lawsuit? Lawsuit claim is publicly filed, available to community members upon request, as this matter and related costs affect all community members.

Mary Ann Coccuzza 31 Lorretacong—She wants to know if most of them have or have not paid their dues. There are a handful of plaintiffs that are current, a small amount on payment plans, majority have liens or multiple liens on their properties. It is community accessible and is public knowledge on the Morris County Clerk website.

Dmitry Bohdan—there is a dollar amount on everything except income. Why? It hasn't been projected yet because it isn't official yet. Is there still a secretary? Yes, she's on a business trip.

Brian Plunkett—12 Winona Trail—urges everyone in this room or not in this room that we should try to spend more time trying to build this community rather than trying to tear it apart. We can fight each other but that won't get us anywhere.

Meeting adjourned at 19:54

Meeting minutes prepared and submitted by Tricia Traglia (Trustee) in the absence of Secretary Erica Mandel.