

Lake Winona Civic Association
Property Owner & Board Meeting Minutes

April 13, 2026

Call to Order:

Meeting called to order at approximately 19:00 p.m.

Roll Call:

Board Members Present: President Cortney Davis, Vice President Rich D'Amico, Treasurer Frank Elia,
Trustees: Eric Bellanca, Dan Thompson, Erica Mandel, Trish Traglia

Community Members Present: ~~(Not formally recorded – recommend adding sign-in tracking improvement)~~ via sign in sheet (see attached) CD

Salute to the Flag

Reading and Approval of Minutes

Minutes from the March 9, 2026 board meeting were read and approved.

(Motion approved by Rich, Erica, Dan)

Minutes will be posted to the website.

Reports of Officers/Committees

President – Cortney Davis

- **Insurance Update:**

Policies secured and bound:

- Directors & Officers
- Building & Property
- Liability (significant budget impact)

Due to the dam's condition, coverage options were limited and several carriers declined. Community encouraged to share any additional considerations.

- **Legal Update:**

Lawsuit filed against LWCA and board members. 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.

Vice President – Rich D’Amico

- **Dam Project Update:**
Proposal received from FPA:
 - Base: \$290,802
 - Geotechnical allowance: \$31,670
 - **Total: \$322,472**
Includes engineering required for DEP approval and permits (Phase 1).
Approved for attorney review by full board.

Treasurer – Frank Elia

- **Budget Update:**
 - Budget to be posted once finalized
 - Insurance is a major cost driver
 - Legal expenses estimated at \$10,000 (lawsuit-related)
 - Goal: operate conservatively and build surplus
- **Dues Impact:**
 - Lawsuit costs increased dues by ~\$50/household
- **Treasury Report:**
 - Budget based on 80% participation
 - Financial projections reviewed
 - Payment plans available upon request

Website/Technology – Dan Thompson

- Meeting minutes being uploaded to website
- Security updates:
 - Password-protected access for sensitive/dam-related documents

- One-time password system via email
- Continued improvements to communication tools

Old/Unfinished Business

Major Events

- Easter Egg Hunt recap – strong turnout
- Thanks to Brian & Kelly Plunkett for contributions

Repair Projects

- Ventilation improvements needed (soffit work)
- Floating dock repairs:
 - Upgraded to Trex decking
 - Float replacement underway

Clubhouse Rentals

- Rental program active with updated pricing
- Managed by Janet McNamara
- Includes access to clubhouse/deck (shared outdoor spaces remain public)

New Business

2026 Budget & Dues

- Proposed dues: **\$530 per household**
 - Would have been ~\$480 without lawsuit costs
- Includes CPA/tax filing requirements
- Payment plans available (including flexible timing if needed)

Motion raised to move dues vote to November – Motion ruled out of order.

Dam Funding Discussion

- Engineering costs included in operating budget (reimbursable)
- Construction to be funded via loan (not current budget)
- No defined assessment amount or timing yet

Dam Committee Formation

- President: Cortney Davis
- Vice President: Rich D'Amico
- Financial: Frank Elia
- Contract Review: Erica Mandel
- Environmental: Tom Clark
- Insurance: Jon Traglia
- Community Liaison: Dan Thompson
- Construction: Brian Plunkett
- Vendor Liaison: Eric Bellanca
- Community encouraged to volunteer

Rules & Regulations

- Reviewed per bylaws
- **Board Vote: Approved unanimously**

2026 Non-Resident Membership Program

- Capacity: 10 families (within 1-mile radius)
- Fee: \$580 (no payment plan)
- Non-voting membership
- Includes access to amenities and rentals
- Wristband system for enforcement
- Portable restroom funded by program

Board Vote: Approved unanimously

Operations & Community Updates

- Spring dues mailer will include:
 - Invoice
 - Payment options

- Rental brochure
- Transition to digital communication (email/text alerts)
- **Spring Cleanup:** April 18, 9 AM–3 PM
Volunteers needed (especially for water work)
- Seasonal garbage support needed (paid or volunteer)
- Community support initiatives:
 - Meal Train for John & Corinne Thomas
 - Memorial “Take a Book, Leave a Book” initiative

Community Comments

- Emphasis on volunteer effort and financial realities
- Questions regarding:
 - Dam loan implications on property sales
 - Project timeline and DEP approval
 - Assessment structure (TBD, likely value-based)
 - Alternatives (no decommission option presented)
 - Dam classification: Class 1 High Hazard

Voting Results

2026 Dues Vote:

- Yes: 68
- No: 0

Adjournment

Meeting adjourned.

April 13, 2026
LWCA Spring Board & Property Owner Meeting

Community Member Attendees

Mary Beth Tripodi
Jill Stoner
Laurie & Charlie Best
Jenn Russell
Nicole Kalinski
Janice Place
Elizabeth Corter
Kenneth Rossi
Jason Canouse
RJ Chessari
Kim Castellano
Orrin & Amanda Sheehan
Pat O'Malley
Carol Handlin
Pat Kovacs
Allan Rigg
Cosmo Tripani
Keith Davis
Bob & Melissa Stuyvesant
Christine Fuentes
Natalia Romanyak
Constantine Christadadou
Mike Oilo
Pete & Kim Mannherz
Steven Tarloff
Patrick Minto
Jessica Leone
Maria Lamarenko
Erica Mandel
Janet McNamara