Lake Winona Civic Association
Board Meeting 6/8/26

- Call Meeting to order
- Roll Call:
    - Dan Thompson, Frank Elia, Cortney Davis, Rich D'Amico, Erica Mandel, Eric Bellanca
    - Community Members – See sign in sheet – 12 members.
- Salute to the Flag
- Reading & approval of Minutes
    - 5/11/26 Board Mtg
        - Approved – Frank Elia, Rich D'Amico, Erica Mandel
    - 5/18/26 Special Board Mtg
        - Approved – Eric Bellanca, Rich D'Amico, Frank Elia
- Reports of Officers/Board of Trustees
    - President – Cortney Davis
        - Dam Proposal: Board vote to motion to approve the Contract subject to final legal review.
        - Last time we did a board vote to put the proposal through attorney review. There were a few minor conditions attorney wanted in the contract, waiting for it to come back but see no issues with the revisions being made. In order to execute we need a board vote. Eric motioned, Rich second, Erica third. We will sign off once we receive revision.
    - Treasurer – Frank Elia
        - June treasury update.
        - Budget page: not a lot of changes.
            - Had a couple of payoffs, and some new people moving into the community. Over budget for lien.
            - will be an unbudgeted line for lake testing. Payments not due until June 22. Everything else still in line.
            - In good standing for donations coming in for community events.
        - Treasury Report:
            - Lot of dues coming in.
            - Boat Stickers very successful.
            - Outstanding balance statements coming in.

        - Software expense for website came out.
        - We are over 50% people paying already.
        - Doubtful debt – number increased based on conversations with people refusing to pay.
        - Email notifications going to go out for due reminders.
    - Website / Tech/ Communication Updates – Dan Thompson
        - Lakewinona.org website – lot added. Forms, applications, and documents requests all available. Only thing you won't see if your personal household invoice, but you can reach out to the treasurer for this.
- Old / Unfinished Business
    - Non-Resident Membership Update – Cortney Davis
        - Passed to do a non-resident membership application within a 1-mile radius, limiting to 10 memberships. Working to get this going – there is an application on the website. If you know someone that may be interested. Once that family applies, it does get board review. First come, first serve, and a contract is signed that bounds to the rules that members have. $580.00. This is a good fundraiser for us.
    - Member Wristband Update – Erica Mandel.
        - 4 per household.
        - This is a pilot – we will work through it.
        - Goal – how do we ensure people that are here should be here.
        - Erica sent contact info out for everyone to reach out to get wristbands.
        - Need to figure out what to do with guest wristbands.
    - Boat Sticker Update – Rich D'Amico
        - This year we started to have a different approach to the boat rack.
        - Trying to ensure people that are normally using this they have space for their vessels. People will have assigned spaces.
        - This is a fundraiser for the community also.
        - Question from the community on boat racks – we are planning for 18, and not enough slots. For this season, we will also mark out spots on the ground. Goal is to raise funds, have a better barometer on how may people want to keep their boats here, and then build a new rack.
    - Port O John Update – Rich D'Amico
        - Serviced every week, dropped off 6/8/26.
        - On the far corner of the property over by the spillway. Still in eyeshot of the beach. Tucked away in the corner.

        - If anyone has an issue reach out to Rich and he will see if anything can be done.
    - Winona Bash – Cortney Davis
        - July 31 – Ryan and James running it.
        - Need some volunteers – set up and clean up.
        - Chefs for burgers and dogs. There is a budgeted line item for the party.
        - Will put something on the website and Facebook site.
        - Rayn & James need to know food budget.
        - Will be doing a band again.
        - Will the board consider purchasing a grill? Or is there someone with a grill they would like to part with?
            - Would be good to have a propane grill (that can be converted to natural gas) that is larger than average size. Grill should last 5 years if not exposed to the weather. We need to chat about this as a board to see if we can fit into the budget for next year (2027).
        - Same menu as usual.
        - Rich will hunt for the band.
        - Games & equipment – review. Ryan/Cortney/Rich
        - Need to advertise to get appropriate counts. Cortney to put on Facebook, Dan on website.
        - Frank sending list of people looking to volunteer for events.
        - Maria donating her grill – propane grill she doesn't use. Clubhouse can keep. Need to figure out who will pick it up.
    - Ally Legora Memorial Library Project – Cortney Davis
        - Update from Trish – should be done in a few weeks. Any ideas on where it is best situated?
        - Rich – between the road and the playground. Looking towards the playground. Far enough away for the snow plow to not hit it.
    - Repair Project Updates – Eric Bellanca
        - Progress
    - Clubhouse Rentals – Janet McNamara
- New Business
    - Natural Gas: NJNG – New Jersey Natural Gas. Hook up's and meters installed. Meter to the street is their responsibility. Install gas lines from the meter to the house – they will refund you up to $1500 towards installing it.

$100 is for the municipal permit. This is for them to install the meter on your house. You have 6 months to have usage.
    - Gray Supply – They are the contractor hired to put the mains in.
    - Rich has a number for Danny Hanshew (732-239-3912) – Rich will make a Facebook post and put it on the website.
- Township Bathing Beach License
    - Extra line item on the treasury report for water testing.
    - Notified on 5/1 that at the 4/22 meeting there was a municipal ordinance that brings all public recreational bathing facilities to test water. Township is asking us to purchase $150 license and comply with checklist of safety equipment. Approximately $200 in equipment. Water testing is weekly E.coli testing. ~$2500. We called multiple places and the water is lab tested.
- ADR – Alternative Dispute Resolution Process – 5/18 Board Meeting
    - If there was an issue where any member of the community had a dispute with the board, they had a mediation process to seek a resolution rather than just going straight to litigation.
    - People involved would be the person bringing the dispute and someone representing the board, and then the ADR committee. This isn't legally binding, just a way to try to come to a resolution without litigation.
    - Board vote on LWCA ADR Committee
        - Motion to vote on the 4 people who have agreed to be part of the committee: Mike Olio, Jill Stoner, Amanda Rooney, . Mike Olio as the chairperson.
        - Motion – Rich D'Amico, Eric Bellanca second, Erica Mandel third.
- Air conditioner was donated by Bob Sturtevant. Lot more power than we have in the current unit. Need volunteers to help install it.
- Assessments being done in the neighborhood by the county and township. Nothing to do with the board – Jefferson township in general is being appraised. Online meeting at the end of the month and in person meeting also. People the county hired are all registered with the police station. They will come unannounced between 9am-5pm, walk through the home and the backyard. You can schedule a date if you aren't home for the initial time. They want it done by October 1.

- Public Comment
    - Seen a massive improvement in the engagement and level of care, and effort being put forth in the community. Want to ensure everyone is aware of the way the taxes flow from the individual to the state, and back to the township. There are a lot of budget shortfalls, as funding is being reallocated.

Community Member Attendees:
Maria L. – 4 Croft Rd.
R.D – 75 Sachem Rd.
Debbie K. – 19 Winona Trail
Brian P. – 12 Winona Trail
Ryan U. – 33 Croft Rd.
James A. – 64 Winona Trail
Jessica L. – 2 Moccasin Trail
Janet M. – 62 Winona Trail
C. F. – 53 Winona Trail
Michael R. – 44 Winona Trail