General

Lake Winona Civic Association
Board Meeting Minutes 7/13/26

- Call Meeting to order 7:00 PM
- Roll Call:
  - Dan Thompson, Frank Elia, Cortney Davis, Rich D'Amico, Erica Mandel, John Traglia
  - Community Members – See sign in sheet – Janet McNamara, Mike Ollo, James Allen, Ryan Uhrynowich
- Salute to the Flag
- Reading & approval of Minutes
  - 6/8/26 Board Mtg
    - Approved – Frank Elia, John Traglia, Dan Thompson
- Reports of Officers/Board of Trustees
  - President – Cortney Davis
    - **Dam Proposal:** First contract for design and testing was signed. All amendments from legal were all met. Waiting for next steps. We have received a letter that a COI has been obtained for the testing.
    - **Lawsuit update:** The lawsuit originally filed against LWCA on 2/20/26 by 36 Plaintiffs has been dismissed by the Court, on motion of LWCA. The Court found that the Plaintiffs failed to comply with court rules and dismissed the complaint. On June 25, 2026, a new lawsuit was filed against LWCA and its Board members, by 25 Plaintiffs. The lawsuit again seeks Declaratory Judgment from the Morris County Superior Court that 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 per month, or $15.00 per year. The Complaint also seeks removal of the liens filed on delinquent owners, a return of dues collected, and challenges the authority of LWCA to address dam remediation, among other claims.As with the prior suit, LWCA will oppose the lawsuit, and expects that its insurance carrier will cover the costs of defense, as it did with the first suit. However, even if covered, there will be costs to the community. LWCA will continue to keep the members advised of the progress of this suit.

- Treasurer – Frank Elia
  - **July treasury update**.
  - Budget page: not a lot of changes.
    - Added a line for the new lawsuit.
    - Potentially one more bill for the previous lawsuit.
    - Beach and Lake licensing now on here.
    - Good lines coming in: Boat registrations (big hit), lien payoffs and rentals.
  - Treasury Report:
    - Lot of dues coming in.
    - Outstanding balance statements coming in.
    - Software expense for website came out.
    - We have someone interested in non-resident buy-in.
    - Expenses still in line – lake licensing and testing all caught up.
    - Outstanding lake dues went down. Just under 67% - doing well.
    - Doubtful account debt – top 10 owed.
- **Website / Tech/ Communication Updates** – Dan Thompson
  - All is running well.
  - Dan to check on @secretary email.

- **Old / Unfinished Business**
  - Non-Resident Membership Update – Cortney Davis
    - Have one more inquiry on this.
    - Next year on organizing this earlier – we can advertise more effectively to people in the area. Also spread word to the realtors – they can put “optional membership” to the lake in their postings.
  - Bathing Beach License Update – Cortney Davis
    - Paid up.

- “No Diving” signage purchased for dock, just need to be affixed. A rescue ring buoy and rope were purchased and put out on the beach post as well.

- Member Wristband Update – Erica Mandel.
  - Put a note in the newsletter for wristbands.
  - More than 9 people, it’s in the bylaws that they need to contact a member of the board.
- Boat Sticker Update – Rich D’Amico
  - Success.
  - Not giving stickers out, Rich will put them on the boats.
  - Construction of the new boat rack is moving forward. We have the funds raised.
- Winona Bash – Cortney Davis
  - Still need to pick up the grill donated.
  - Food budget
  - Ryan will put together a flyer for the event.
  - Cortney did a Facebook Post.
  - Band is booked.
- Ally Legora Memorial Library Project – Cortney Davis
  - Person that was supposed to be getting this done bailed out.
  - Rich taking the reins on this to get a price to get this done. We will purchase one with a plaque that has Ally’s name.
- Repair Project Updates – Eric Bellanca
  - No update.
- Clubhouse Rentals – Janet McNamara
  - Non-resident members that are paid can rent the clubhouse.
- ADR – Alternative Dispute Resolution Process Update – Cortney Davis

        - Last meeting we officially voted on the ADR committee. They put together paperwork for the board to review that included the process and forms. ADR Committee & Board will review any edits and provide updated draft.
        - As soon as Mike Ollo (ADR Committee Chairperson) and committee members respond with draft we will be very close to getting it in motion.
        - Transparency, Clarity, Flexibility – this is the intent.
- New Business
    - Newsletter – Erica Mandel
        - Compiling documents. Emails and USPS to go out ASAP.
    - Parking Lot – long term plan for a new parking lot. This one is on its way out. Frank to research investing money in an interest-bearing account.for longer term capital improvement projects. The property needs a capital improvement plan to keep up with necessary projects.
        - Mike Ollo: Also should revisit the fence on the property that needs to be replaced a few years ago. Mike will work on estimates.
    - Tom Clark resigned Trustee position as of June 8, 2026.