

## Board members meeting October 19th, 2025

the meeting discussed budget adjustments with the maintenance lowered from 2180 to 2160 also electricity is expected to increase 13% this year in New Jersey the final check for the blue trailer it sold for 32,000 and a couple other sites were sold complaints about the caretaker's actions including selling trailers were addressed emphasizing the need for proof and transparency also discuss was maintenance issues the need for accurate financial records and paper handling of invoices and payments was stressed

Discuss was the need for sites to be cleaned number one #2 follow up with the caretaker about his responsibilities and any complaints #3 review the AR report and send letters to residents who owe maintenance fees and other fees Also mentioned was being able to pay maintenance fees with Zelle.

The letter given to the caretaker Hany was discussed The caretaker mentioned he didn't want to work weekends he will only work weekends if an emergency comes up and he will be told by Julio what to do Also brought up were a couple complaints about the caretaker and the lack of proof Hany was given a list of his responsibilities which included landscaping maintenance of all equipment snow plowing trash removal maintain electrical boxes painting carpentry etcetera he did sign his employment letter

Also discussed was the budget and the list of projects for the upcoming year paint the bathrooms install new heater installing some lighting and the ball fields solar lighting The usual stuff was discussed including cleaning the lake ways of keeping the electric costs down guest and limiting the amount of guest and of course sites that still owe money