

Cedar Hill Club Board of Trustees

Board of Trustees Closed Meeting
February 19, 2018 (rescheduled from 2/12/19)
3 Jean Road
Somerset, NJ

MINUTES

Call to Order: 7:04PM

Attending: Alisha Uccardi, Kathy Vladyka, Cyndee Wolff, Todd VanBeveren, Jim D'Ambrosio, Joann Urban, Dave Cocuzza, Kristin Greenstreet, Rhonda Breen-Simone

Guests:

Excused:

Next Meeting: March 12, 2019 7:00 pm 3 Jean Rd. Somerset NJ / March

Approval of Minutes: Minutes from January meeting Jim motion to approve, 2nd Cyndee. Motion passed.

OFFICER REPORTS

President's Report:

Reynosis – need volunteer to lead the liner issue. Unless the board is willing to hire an Indiana lawyer to go after them, we may need to identify local vendors to fix any issues; unfortunately a lawyer was not fully consulted prior to signing the contract.

Secretary's Report:

- Correspondence from Nate Cogdill for maintenance contract. See attached report.
- Rhonda will continue meeting with outgoing secretary to further transition.
- Correspondence to George Wade to continue as Ad Hoc Cell Tower chairperson.
- Clarification that Membership will send

Treasurer's Report:

STANDING COMMITTEE REPORTS:

Pools and Grounds:

- Pool Cover – Information was gathered on the pool covers. Main pool cover was installed and purchased for the close of 2006. Purchased and installed the race pool cover open of 2008 (may have had for the close of 2007 – record was not definitive) One of the covers was repaired at the close of 2010 (perhaps after the storm when the light pole fell?)
- Pump house heater – monitoring of temperature in pump house has been ongoing. The temperature in the pump house fell to 30 degrees. Dave added another heater to the pump house.

- Sump pump by dive well was not functioning again. (As of 2/19/19). This was reported by Scott via Karl.

Operations:

- Motion by Cyndee, 2nd by Todd. Motion to sign Upright Landscaping contract (with amended language to include ball field area, and fertilizer, pre-emergent crabgrass and weed control,) as attached.
- Upright was contacted by Scott Burd during the meeting. They do not have licensing to apply chemicals for weed control etc.
- Table until response from Upright on whether they have any recommendations on licensed fertilizer/weed control contracted. Scott will let Upright know that we could like a little more time to ensure we are making an equal comparison. The current proposal from Upright would save approximately 6K from the current contract.
- Motion by Cyndee, 2nd by Jim to offer maintenance contract (as attached) to Art Toolles. 8 in favor 1 opposed. Motion passed.
- Suggestions for staffing – change the operating hours to later in the day. Will table to next meeting.

Manager Report:

- Letters of intent were sent to lifeguard staff. (Effective January 1, 2019 the New Jersey minimum wage rate is \$8.85 per hour.) Need to update schedule of wages for 2019 and any changes from 2018.
- Baby pool liner is an issue, but he does not recommend any dramatic action at this time; there is an issue in the main pool as well (with water getting behind the liner and creating separation - same as for baby pool). This will have to be identified upon opening. The water will have to be drained to determine the area of damage. There is no plug in the main pool; the diving well area would have to be cut and patched. It is vital that we get ahead of the opening to be able to address all issues. We MUST get the cover off early and to drain the pool and possibly repair a seam. [e]ara – vendor did some work last season in the baby pool – perhaps this is a solution)
- If we get the baby pool line removed we will also have to have it sand blasted and then repainted. Scott does not recommend going in this direction at this time.
- Garden State Labs – contract was signed. The cost is \$2,595.00 for the season. They bill separately for monthly reports on drinking water.
- There was discussion on whether the minimum wage increase affects seasonal workers; Scott added that attracting guards is becoming a problem since there are several other opportunities for them in the area who pay more than we do.
- Motion by Cyndee, 2nd by Kathy. CHC will increase the minimum rate for all guards with 0-3 years lifeguarding at CHC to \$10.00 per hour effective May 15, 2019. Motion passes.
- Motion by Kathy, 2nd by Cyndee. Increase the 2019 hourly wage approved at a meeting for all guards with 4 or more years lifeguarding at CHC by \$1.15 per hour effective May 15, 2019. Motion passes.
- Manager suggested we provide the same price for outside kids to take the recertification or lifeguard certification class at CHC. Contracts will have language in to identify a rebate after the hours are satisfied.
- Another suggestion was to charge outside kids the non-CHC rate and include language in the contract to rebate them after a certain number of hours had been

completed as a guard at CHC. This idea was generally accepted by the Board. No formal motion was made. The swim coach was contacted to request dates he could be available to conduct the classes.

Membership: Attached.

Motion by Alisha, 2nd by Joann. A social media campaign will be held with a lottery drawing scheduled March to June; the prize is up to 4 free guest passes per month for the 2019 season. Standard membership rules apply. Motion passes.

Alisha sent a report from the Membership committee (it is attached).

Special Events: No Report

By-Laws:

- Suggestions for additional membership types distributed to all BOT members were reviewed and all suggestions would need a ByLaws change.

Grievance: No grievances were received.

Nominating: No Report

Policy: No Report

Publicity: No Report

AD HOC COMMITTEE REPORTS

Swim Team: Focus March meeting;

Swim committee met - Swim committee recommended to raise price to \$60 / member for swim-dive team membership.

Dive coaches will take a small reduction in salary (\$200 each).

Line up 2 junior coaches (the \$400 saved from diving will be reallocated to swim coaches)

Tennis instruction – coach will self-advertise; hold tennis lessons \$35/hr. CHC charges \$40/hr. Anticipated schedule is 1-2 evenings per week; 1 or 2 weekend hours.

Cell Tower: George Wade reported at meeting.

Updates at 2/19/19 meeting:

George provided analysis of utility and useage of parking lots based on swipes into the club to Township. (He will share this with the board for the files).

Tree study – some trees marked as dead will be taken down and new will be planted.

Letter will be needed to nominate George as Chairperson of the Cell Tower ad hoc committee.

Motion by Rhonda, 2nd by Todd. CHC BOT supports George Wade as chairperson of the Cell Tower ad hoc committee and will execute a letter stating the same. Motion passed.

P&G asked about the bricks that have holes in them – are these considered impervious? Would this be a solution to planting grass etc? George thought that there might need to be another drawing to consider the perimeter of each brick as impervious This idea was set aside.

NEW BUSINESS

- Work bond for Ken Karamichael based on email from Monica. P&G reported that they have not been able to find a time to meet. Several attempts have been made. The board supported the suggestion by Membership Chair that the work bond be collected and returned if/when the five hours of work to transition the role had been completed.

Adjourned: Motion by Cyndee to adjourn at 9:59. 2nd by Todd. Motion passed.

ACTION ITEMS

- P&G will contact Reynosis to see if there can be action taken to get baby pool liner and main pool repairs.
- P&G need to contact American Pools to get the opening scheduled. A vendor must be identified. The company that fixed the baby pool (eJara?)
- Todd and Dave should get quotes from vendors to see what costs will be for certified pesticide / fertilizer applications pre/during season.

Continued from January meeting:

- Alicia notified Leave of Absences memberships by February 15th
- Alicia will send the flyer about CHC for local companies interested in renting CHC for corporate parties to board members. This responsibility area is included in membership committee attachment.
- Alicia will meet with Gwen to review and update any changes in membership database.
- Dave to identify installation of cameras. He has not been able to get the camera from Ken. Rhonda will ask Ken to drop off cameras.
- Todd to contact bbq vendor (truck) and caterer for lobster bake – report tabled to next meeting.
- Paychex credits – Cyndee followed up. She received a credit of approximately \$1200.00. We are receiving a free software upgrade.
- Kelly is coming back for aerobics.
- Snack shack tabled to next month.

Reports

Secretary

Correspondence -

Cyndee and Rhonda,

I understand the decision the board has made. When this was brought to my attention it included more than just maintenance and at the very least a membership with board privileges should be included since every employee receives a membership. I will respectfully decline the position of maintenance person at CHC.

Best of luck and see you around the pool,
Nathan Cogdill

On Tuesday, February 5, 2019, 8:49:02 PM EST, Rhonda <rjsimone@comcast.net> wrote:

This is disheartening to hear. We have not been able to discuss lawn maintenance or if we can afford to make the investment in equipment. We do not have a budget for expenditures or hours- it is very difficult to make an informed decision without these figures. In addition we would likely have to have separate contracts for fertilizer / pesticide applications and we do not yet have any quotes for this. I was hoping you would consider maintenance contract on its own merits. As to membership I do not see how that can be part of the contract with the decline we are experiencing.

We meet next Tuesday. If you would like to have lawn maintenance on agenda it would be helpful to have your proposal in hand to help us come to a decision.

Best

Rhonda.

On Feb 5, 2019, at 7:22 PM, Cyndee Wolff <cyndee5843@aol.com> wrote:
Nate,

I understand that you were looking for a 2nd contract for the lawn maintenance, but after careful consideration this is not in the best interest of the pool. Please carefully consider our offer for facility maintenance, we believe this is a fair contract and have every confidence that you can fulfill the requirements.

On Feb 2, 2019, at 6:26 PM, Rhonda Breen-Simone
<rjsimone@comcast.net> wrote:

Hi Nate,

I wanted to follow up on the contract that was sent to you on January 16th. I have not received any correspondence or questions, and I wanted to make sure we could get this completed for our February meeting.

If everything is ok with the changes to the contract, please sign and return.

Thank you Nate,

Rhonda

Ad Hoc Committee - Cell Tower

Survey drawing were shared with the Board to show “impervious” areas that will be “given back”.

Last Email Update - I [George] spoke with the attorney representing Verizon Wireless (VZW), Mr. Rich Stanzione this morning to get an update on the progress of the project. As I am sure you will recall, the most recent speedbumps on the road to the cell tower construction surrounded CHC having an adequate number of parking spaces to support club membership once the parking lot remediation is complete. Despite the evidence presented to support our assertion that the parking lot is never 100% utilized, the township is requiring that CHC obtain a variance as the township’s assertion is that CHC does not have sufficient parking to support its existing membership.

On CHC’s behalf and at their expense, (Atlantic Site Development) VZW is performing all of the work necessary to prepare the variance application, which includes engineering drawings, an updated parking study, etc., and will hopefully have all of the supporting documentation for the variance application ready in +/- 30 days. Once it is complete, it will be sent to me for review and approval. When it is received, I will advise the Board so that anyone who is interested can review the documentation. Once approved by CHC, VZW will apply for the variance on CHC’s behalf and a meeting will be scheduled with the Franklin Township Zoning Board. Mr. Stanzione is optimistic that the meeting to review the variance application can be held in June, however, the town will schedule the meeting as they see fit. CHC will need a representative to testify before the Zoning board when the variance application is reviewed. I assume you would like me to continue as CHC’s representative for this project so I will work with Mr. Stanzione to prepare for that meeting. To ensure there are no questions as to my authority to represent the CHC Board I will need another letter, signed by the 2019 President, authorizing me to represent CHC for this project.

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George Wade
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