

LLCOA Annual Meeting

Pavilion Committee Proposal

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Sept 30, 2020

Original Proposal

- To use existing LLCOA funds to build a large pavilion for increased social activities within the our community and allow for greater enjoyment between members.

Funding-Current LLCOA Accounts

(August Bank Statements)

• Provident Money Mkt Acct	\$206,556
• Live Oak CD Acct	\$103,625
• Cross River CD Acct	\$101,091
• Cross River CD Acct	\$86,134
• Lakeland Checking Acct	\$64,218
 • Total Balance of Accounts	 \$561,180

- Note: \$300,000 of above (first 2 accounts) was set aside for dam expenses based upon an Annual Meeting vote a number of years ago.
- The LLCOA does NOT own the dam, Jersey City owns the dam.
- LLCOA currently has NO legal standing to repair the dam.

Jersey City Dam

Quoted by Acting Bureau Chief, NJ Bureau of Dam Safety, NJ DEP)

- Jersey City is the owner of the dam so they are primarily responsible for the dam and for addressing repairs. Please be aware that if the dam were to fail or if major repairs are necessary, there potentially could be a situation where the City would want to decommission the dam to alleviate the dam safety concerns. This can not be done without going through an extensive process which would include discussions with the (LLCOA) Association.
- To date, Jersey City has been handling everything (inspections, studies, etc.) as the owner of the dam. The City is currently performing an alternatives analysis as the dam is not in compliance with the NJ Dam Safety Standards due to inadequate spillway capacity. So modifications will be necessary to bring the dam into compliance, but we don't know the extent until the study is completed (should be done shortly). So the simple answer is that Jersey City would be primarily responsible for the repairs/modifications and ensuring compliance with the regulations. The Longwood Cabin Association is aware that this study is ongoing and I have had some discussions with them over the past year.
- There have been recent court cases in Gloucester County that have found that owners of a lake could be partially responsible for dam repairs. Please note that we have received no indication from Jersey City that they would be looking to the Association for any repair costs, just want to make you aware.

Typical Annual Expenses

- \$78,200 per year covered by Annual dues (\$850)/cabin
- Expenditures less this year with cancelation of Picnic and Dinner Dance
- Estimated savings \$15-18 thousand dollars
 - Potential to carry over above savings for reduced budget next fiscal year, and still include the picnic and dinner dance
- Stated by past Presidents and at previous Board Meetings:
- *"IRS rules for non-profit social clubs which govern the LLCOA prevent the use of reserved funds to reduce the annual dues".*

Current Common area for social activities

- Freddie's Field
 - Beautiful large grassy area with a typically unused concrete pad
 - Sufficient for outdoor get togethers.
 - Adjacent area which can accommodate parking
- Without sufficient sheltered building.
- Current storage building is not conducive to accommodating many members
 - 12-15 individuals comfortably

Why a large Pavilion for Freddie's Field

- It is the ONLY large common area for LLCOA members to congregate
- The LLCOA is registered with the IRS as a social organization.
- We should be looking for opportunities to engage all our members
- In a variety of activities/events outside the DD, Picnic and movie
- The new proposed pavilion would encourage and allow for a greater number of members to comfortably participate and enjoy a larger variety of social events within a designated common area.

Potential Pavilion Benefit and Uses

- Replace the required summer picnic tent
- Potential to hold annual meeting.
- Summer LLCOA Board meetings
- Watching the annual movie rain or shine
- Seminars on First Aid, Bear Safety, Bird Watching, etc.
- Monthly corn hole games and tournaments
- Scheduled trivia or bingo events
- Children's Activities
- Board games, card games, etc

Projected Pavilion Scope

- Size: 40 ft by 60 ft, (size of rented picnic tent)
- Built over the existing concrete pad, (currently 24' x 31')
- Open high ceiling, with Hip roof for inclement weather
- Will utilize only about 14% of the Freddie's Field area.
- Building permit required
 - Estimated cost: \$300-400 dollars determined by township
- Zoning ordinance paperwork required
- No actual variance required.
- Drawings will be required by the Township:
 - Estimated cost: \$400-500 dollars
- Concrete pad expanded later to full 40' x 60'
 - Estimated cost:(\$4,000-5,000 dollars)

Pavilion Project Cost

- We solicited and received 3 formal quotations
- All 3 are posted on the website
- American Landscape Structures
 - \$99,049.00
- Amish Country Pavilions
 - \$96,440.00 with additional \$24,000 for metal roof
- D Maurer Contracting LLC
 - \$66,580.00 quoted May 14, 2020
 - Updated in September to \$73,600.00
 - Trusses for the proposed pavilion increased \$5,000 dollars since May
 - Due to the current increased usage and subsequent shortage of dimensional lumber

Pavilion Scope continued

- Although the initial cost is a substantial investment
- It is an excellent opportunity to provide greater interaction and enjoyment to our community for the considerable future
- Eliminate the need to rent space for social events
- Future activity costs should be minimal.

Potential Pavilion Vision

- Possible future modifications
 - Adding a large brick fireplace or cooking area
 - Lighting and outlets for the Annual Picnic
 - Potentially solar panel powered or by an enclosed generator
 - Storage for picnic activities
 - (Bocce, Cornhole, Table, Chairs)

Pavilion Proposal

- We have not spent the \$4-500 dollars for an architectural drawing
- The photo below is a representations of a similar hip roof and frame structure. (Roof can be green, red, or many other colors)
- The supporting posts would be standard treated wood.



The committee believes a Pavilion is an investment in the future for the entire Longwood lake community:
its members and their families

We would like a better understanding of your potential support in expanding our ability to socialize and fully enjoy our beautiful lake property

A Change in Approach

- At this time, the cost of a pavilion getting too expensive to ask for an approval to appropriate funds and build the structure
- However, the committee still believe a pavilion would be a wonderful addition for our Longwood Lake community.
- We will be proposing a non-binding vote to understand if members would support a pavilion in the future if we could keep the structure cost at or below \$65,000 dollars.
- This vote would NOT allow for appropriating funds of building a structure. It would only keep the committee active in looking to find alternative options for presentation, discussion and Member approval at a future date.

Questions and comments

- Prior to the Annual Meeting please contact
 - Bill Klein 973-219-0384 or kyff9916@gmail.com
 - Feliks Kiselyuk 201-679-2250 or feliks.Kiselyuk@gmail.com
 - Frank Parillo 973-515-3515 or llcoa.frank@gmail.com
- With questions or comments.
- We would like to post all questions , comments and answers on the LLCOA website (anonymously if requested) for all members to read.