

THE YANKEE LAKE PRESERVATION ASSOCIATION, INC.
ANNUAL MEETING
MAY 24, 2026



CALL TO ORDER and Attendance - The 2026 Annual Meeting of the Membership of the YLPA was convened at 10:05 AM by Alex Goodman, President, at the YLPA Clubhouse. Alex welcomed all attendees and expressed gratitude to Members for their continued support of the Association and its mission to preserve and protect Yankee Lake. Ten members of the Board of Directors were present, along with 60 Member families.

The following Members of the Board of Directors were present:

Present	Kevin Armistead
Present	Galen Booth
Present	Alex Goodman, President
Absent	Steven Langseder
Absent	Jon LeTendre
Present	Doris Mutascio
Absent	Joan O'Keefe, Secretary
Present	Peter Pensec
Present	Rob Rogers, Treasurer
Present	Jerry Squillante
Present	Ed Van Buren
Present	Ray Volpe
Absent	George Venizelos
Present	Elizabeth Zambuto, Vice President

Alex opened the meeting with the Pledge of Allegiance followed by a moment of silence.

MINUTES - The Minutes of the 2025 Annual Meeting were made available on the Website in advance of the meeting. Alex invited comments or corrections from the Membership, and no changes or corrections were raised.

A motion to approve the Minutes as written was made by Kathy Volpe and seconded by Karen Mandia. The motion was adopted by an overwhelming majority through voice vote.

The Meeting continued with a review of the PowerPoint presentation prepared for the Annual Meeting. The full presentation is available on our website (www.yankee-lake.org).

MEMBERSHIP - Doris Mutascio

- Doris reported that current membership stands at approximately 177, down from 270 last year. Memberships continue to come in through year end, so the number is expected to increase. Approximately 400 properties receive dues letters.
- A discussion was held regarding procedures when a property changes hands. Rob explained that in 2012 a Declaration was filed with the County Clerk putting buyers on notice that dues are payable. This ensures title companies capture deeded lake rights and triggers dues collection at closing. Currently, the Association collects one year of back dues at closing.
- Members suggested increasing the collection period to 5–6 years to encourage better payment habits and recover lost revenue. This proposal will be reviewed by the Board at their next meeting.
- The Board emphasized the importance of neighbors reaching out to non-paying property owners with lake rights to reinforce the importance of paying dues. Elizabeth reminded the group that without the efforts of Diane McDermott and John Skelton, the Association likely would have lost the lake in the late 1990s. The lake had previously been owned by the Yankee Lake Company, which forfeited the property to the County due to unpaid taxes. Diane and John were credited with negotiating a tax agreement that allowed the Association to assume ownership. Diane also told of a successful fundraising event that raised \$11,000 to address potential land acquisition costs.

DAM - Ray Volpe

- Ray thanked Mike Smithem for his successful management of the dam over the past 25 years.
- He highlighted our ability to pay taxes and maintain the 182-year-old dam through regular inspections and volunteer support.
- A survey of the top of the dam is on our schedule to be done possibly in August.

FISH STOCKING – Jerry Squillante

- Jerry reported that this year's spring stocking will include 30,000 golden shiners at a cost of \$2,700, noting that their strong reproduction rate makes them an excellent long-term investment for boosting the size and health of the lake's fish population.
- He encouraged fishermen to stop removing pickerel, emphasizing their importance in maintaining proper ecological balance.
- Jerry also announced that two fishing contests will be held this season: the first on June 20th and the second on July 11th.

WATER QUALITY – Kathy Volpe

- Kathy reported that she and several dedicated volunteers regularly collect water samples from the lake and submit them to the DEC for analysis.
- While the overall water quality remains excellent, the results continue to show elevated phosphate levels, most likely caused by fertilizer runoff and issues related to aging septic systems.
- She emphasized the importance of proper septic maintenance and urged residents, especially those with lakefront properties, to avoid using lawn fertilizers to help protect the lake's health.

WATER CHESTNUTS – Rob Rogers

- It was reported that water chestnuts were found in the lake last season, and removal must take place between mid-June and late July to prevent the development of seed pods.
- A brief instructional video was shared demonstrating how to properly pull the plants.
- A suggestion was made to organize a coordinated lake cleanup event, dividing volunteers into groups to cover different areas.
- Members interested in participating were asked to stay after the meeting for further discussion and information would also be sent out to the Membership.

WHALE'S TAIL – Rob Rogers

- Rob provided an update on the Whale's Tail property acquisition, explaining that although the Ridgetop Lakes Conservancy secured \$2.1 million in pledges, it was not enough to meet the seller's price. Fortunately for us, a group of long-time Yankee Lake residents stepped in to purchase the property, preventing the potential development of 100–200 homes.
- RLC is now in the process of purchasing 35 acres of the watershed from this group.
- Rob thanked the members for their generous donations to the RLC, which helped make the purchase of these 35 acres possible.

CLUBHOUSE – Elizabeth Zambuto & Kevin Armistead

- Elizabeth reported that, thanks to the generous donation of a Member, the Clubhouse now has a brand-new kitchen, and she praised the design work of Barbara Croce.
- Kevin Armistead added that Alex and Ray completed the installation of the handicap ramp and noted that the basketball/pickleball court has been resurfaced and that the foundation is solid.

SOCIAL – Elizabeth Zambuto

- Elizabeth reported that, thanks to input from Jenn Dunn, several new ideas have been added to this summer's events schedule.
- She emphasized the importance of obtaining accurate headcounts for the Opening and Year End Gatherings and noted that a prepay option of \$10 per person will be implemented this year, with a \$15 pay-at-the-door option (children under 10 are free).
- Elizabeth reviewed the season's planned activities, which include line dancing, concerts on the lake, bingo night, Macaroni the Clown with an ice cream social, and a psychic medium group presentation.
- She added that the Board hopes to bring back the Regatta next year but will need volunteers to run the event.
- Ray announced that, pending interest, a golf outing at Tarry Brae is being considered, which would include breakfast and lunch, and noted that the facility is BYOB. Members are encouraged to provide feedback by emailing info@yankee-lake.org or by contacting Ray Volpe or Pete Pensec.

FINANCE – Rob Rogers

- Rob referred to the handout distributed at the meeting, which included the current year's Financial Statement and the proposed 2026–2027 Budget (copy attached).
- He reported that revenue exceeded budgeted expectations, largely because the Association does not plan for the many additional donations it receives each year.
- Total income for the fiscal year was \$134,756, with expenses of \$83,050.
- Rob noted that the extensive volunteer hours contributed by Board members and residents help keep operating costs low, allowing the Association to continue building reserves for future unforeseen expenses.
- The largest expense remains insurance at \$33,000, followed by taxes at \$15,000, and this year's interest income totaled \$11,000.
- The proposed Budget was presented for approval, and a motion was made by Steve Leotsakos, seconded by Kathy Volpe, and unanimously passed.

QUESTIONS AND COMMENTS – Members

- Concerns were raised about the increasing geese problem around the lake, along with a request for suggestions on possible solutions. One recommendation was to locate the nests and destroy the eggs to help control the population. Elena Baron noted that she is also experiencing significant issues with geese and plans to get a French water dog, which she hopes will help deter them. Once the dog is trained, she offered to make the dogs services available.

- A question was raised about the free library that had been discussed previously, and Alex explained that he recently spoke with Michael Scarlatos; together they will choose a suitable, year-round accessible location and install it.
- If anyone is interested in learning pickleball, reach out to Gigi McMillan, Mike Phillips, or Theresa O’Keefe, and they would be happy to conduct lessons.
- Members were advised to remain vigilant for spotted lanternflies and it was emphasized that they should be killed due to the significant damage they can cause to our trees.
- A question was asked if YLPA is a 501(c)(3). Rob clarified that the YLPA is classified as a 501(c)(7) under IRS rules, which designates it as a social club. He noted that RLC, however, is a 501(c)(3). It was then asked whether fundraising is therefore handled through the RLC. Rob explained that it depends on the nature of the event: activities with an environmental or educational purpose—such as the Birds of Prey presentation—would be conducted through the RLC, while social or entertainment events, such as Macaroni the Clown, fall under YLPA.
- What can be done regarding properties that are severely neglected or beyond repair? Rob noted that he has already emailed the Building Department about one such property but has not yet received a response. He added that what typically gets the Department’s attention is volume—multiple emails, letters, and phone calls—and encouraged residents to reach out so the concern is taken seriously. Member Peter Goodman, also the Town Supervisor, explained the legal process the Town faces in efforts to remedy derelict structures on private properties
- Rob reported that the 70-acre wooded parcel on our side of Exit 112 is in the process of being subdivided and a gas station and convenience store is being proposed. He encouraged members to watch for Public Hearings if they want their voices to be heard.

ADJOURN - A motion was made by Kathy Volpe and seconded by Beth Goodman to adjourn the meeting. The motion passed unanimously and the meeting adjourned at 11:38 AM.



Yankee Lake Preservation Association, Inc.
Financial Report

	For the Fiscal Year Ended May 31, 2026			Proposed Budget
	Budget	Actual	Variance	FY/E 5/31/27
Revenue				
Membership Dues	\$ 110,000	\$ 108,000	\$ (2,000)	\$ 108,000
Boat Tags	600	395	(205)	500
Social Committee Events	-	1,165	1,165	-
Other Income (Interest, Website, Clubhouse, Raffle)	6,000	12,039	6,039	5,000
Merchandise Sales	5,000	2,582	(2,418)	3,000
Total Membership Revenue	121,600	124,181	2,581	116,500
Contributions:				
Childrens' Programs	-	645	645	-
Clubhouse Landscaping	500	490	(10)	500
Clubhouse Restoration Fund	-	880	880	-
Concert Series	500	695	195	600
Dam Reserve Fund	-	1,965	1,965	-
Fish Stocking	2,250	2,590	340	2,500
History Committee	-	235	235	-
General	-	820	820	-
Whale Tail Preservation Fund	-	1,670	1,670	-
Property Acquisition Fund	-	585	585	-
Total Donations	3,250	10,575	7,325	3,600
Total Revenue	124,850	134,756	9,906	120,100
Funding from Reserves	14,733	-	(14,733)	-
Expenses				
PO Box Rental	100	72	(28)	100
Website/Software Subscriptions	600	742	142	3,150
Printing & Postage	2,800	1,308	(1,492)	3,200
Environmental Testing	4,000	462	(3,538)	4,000
Maintenance & Services				
Landscaping	3,000	2,160	(840)	3,000
Buildings	10,000	3,920	(6,080)	5,000
Lake & Dam	7,500	55	(7,445)	4,000
Total Maintenance	20,500	6,135	(14,365)	12,000
Fish Stocking	5,000	4,952	(48)	5,000
Childrens' Programs	500	250	(250)	500
Social Committee Events	10,500	6,664	(3,836)	12,400
Merchandise Costs	4,000	1,678	(2,322)	4,000
Concerts	2,000	1,860	(140)	2,000
Insurance				
General Liability/Property	30,500	30,761	261	35,000
Directors & Officers	2,500	2,009	(491)	2,500
Total Insurance	33,000	32,770	(230)	37,500
Professional Fees				
Engineering	-	-	-	-
Accounting	2,500	1,600	(900)	1,600
Legal	30,000	5,440	(24,560)	12,500
Total Professional Fees	32,500	7,040	(25,460)	14,100
Corporate and Property Taxes	16,308	15,352	(956)	16,308
Utilities	3,100	3,035	(65)	3,100
Whale Tail Preservation Expenses	2,500	-	(2,500)	-
Bank Fees	175	175	-	175
Miscellaneous Expense/Contingency	2,000	554	(1,446)	2,567
Total Expenses	139,583	83,050	(56,533)	120,100
Net Surplus	\$ -	\$ 51,706	\$ 51,706	\$ -

Select Balance Sheet Accounts as of May 31, 2025

Assets:

Cash on Hand, General Fund & Temp Restricted	\$ 302,675
Cash Reserve - Dam, Landscaping and Clubhouse	43,055
Cash Reserve - Future Land Acquisition	16,149
Cash Reserve - Whale Tail Preservation Fund	26,992
Total Cash	\$ 388,871

Liabilities:

Fiscal Year 2026/27 Receipts included in cash balances	\$ 54,835
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Assets less liabilities:

\$ 334,036