

Silver Ridge Park East Homeowners Association Meeting Minutes January 6, 2022

(These minutes are unofficial until they are approved by the Board at the February 3, 2022 meeting.)

The meeting was called to order at 7:00 p.m. by Oliver Oramas, who presided in the absence of President Robert Clark.

After the Pledge of Allegiance, Oliver asked for a moment of silent reflection to honor the military and civilian Americans serving our country around the globe.

Roll Call of the Board of Trustees

The following trustees were present: Gail DiNicolas, Section 1. Peter Sztybel, Section 4. James Clarke, Section 6. Oliver Oramas, Section 7. Mary Fiore, Section 8. Blanche Pollard, Section 9. Mary Conery, Section 10. Debbie Moriarty, Section 12. Joan Ward, Section 3, was not present. The trustee positions in Sections 2, 5 and 11 are vacant.

Twenty residents signed the attendance book.

Announcements by Presiding Officer Oramas

The 2021 Toys for Tots drive was one of the most successful in SRPE history. Our residents' generosity was greatly appreciated by many families in Ocean County.

A new 75-inch TV monitor for movies, sports and group activities was paid for by the last donation from the Fundraisers' Club, which ceased operations last year because they did not have enough volunteers to run their events. For more than 35 years, the Fundraisers' efforts paid for many of the things that have improved the clubhouse and the grounds at no cost to our residents.

Minutes of the Previous Meeting

A motion to approve the minutes was made by Blanche Pollard, seconded by James Clarke, and approved unanimously.

Treasurer's Report

Treasurer Dru Sangemino said the association is on budget 3/4 of the way through 2021-2022 fiscal year. A motion to approve the report was made by Debbie Moriarty, seconded by Gail DiNicolas, and approved unanimously.

Administrative Report

Mary Conery said four home sales closed in December. There were six liens (two of which are in foreclosure) and no bankruptcies. She reminded residents that first quarter HOA dues were due on January 1, 2022. A \$25 late fee will be imposed on dues that are not paid by January 29.

Old Business

Budget Committee Update: Dru Sangemino said the proposed budget and the voting ballot have been mailed to all residents. The voting deadline is January 28. Ballots can be returned by mail, left at the office, or dropped into the mail slot in the office door.

Election Committee Update: Nina Callari said the budget mailing also included a notice allowing people to nominate candidates for the 2022 elections for trustees in sections 2, 3, 4, 5, 6, 8, 10, 11 and 12, and for HOA President. You may nominate yourself, and you do not have to be a resident of a section to represent it. Nomination responses are due back on January 28. The mailing also included the quarterly dues payment coupons.

By-Laws Committee Update: James Clarke said they were moving along in the revisions and updates to the Green Book. If you have regulations you think should be changed, now is the time to contact him.

Coalition Update: There was no Coalition meeting in December. Mary Conery said Governor Murphy has signed the new law involving age-restricted communities, but the Coalition is still working to get this overturned. A petition is being circulated on this issue and is available in the clubhouse office.

New Business

Motions

Motion #1: To appoint Philip Cupo, a resident of Edinburgh Drive, to serve as Vice-President Pro Tem of the SRPE Homeowners Association.

James Clarke explained that this position is an annual Board appointment, made on or about April 1, and that the Board is appointing Phil to serve for the next three months. James made the motion, which was seconded by Peter Szybel, and approved unanimously.

After the vote, Phil took his seat at the dais. He said he is eager to get more involved in the community and get things done. His letter of intent and information on his background are available for review in the office.

Motion #2: To approve the submission of the proposed FY2022-2023 budget to all SRPE residents for a vote.

Mary Conery said the proposed budget had been mailed to all residents for a vote. The results will be announced in March. Mary made the motion, which was seconded by Blanche Pollard, and approved unanimously.

Motion #3: To approve the expenditure of \$34,905.94 for the insurance policies that protect the assets of the association and the residents of our community.

Oliver Oramas said the total insurance bill is less than last year, but a little more than the year before that. He explained that SRPE's \$25 million umbrella policy is part of a large group of similar HOAs, which all get lower rates because they are pooled together for insurance purposes; but this year, several other members of the pool had losses and the rates went up slightly. SRPE's overall insurance bill is about \$1,000 less than last year because we no longer have the bus. James Clarke made the motion, which was seconded by Mary Fiore and approved unanimously.

Motion #4: To hold the 2022 SRPE Election Meeting on Thursday, March 3, in conjunction with the regular March HOA meeting.

Mary Conery said this is to avoid holding two major meetings in the same month. Mary made the motion, which was seconded by Gail DiNicolas, and approved unanimously.

Committee and Club Leadership: Mary Fiore said she will be reaching out to all club and committee chairs in the next six weeks to verify their contact information. If any of the chairs are thinking of resigning their positions, they should let her know, and work with members of their group to identify a successor.

Section Reports

The trustees in Sections 1, 6, 7, 9, 10 and 12 said they had nothing to report.

Section 4 Trustee Pete Szybel said he was investigating several concerns raised by residents in his section, but everything seems reasonable. Section 8 Trustee Mary Fiore said she and other trustees are dealing with a dispute between two neighbors that has become complicated, but is being addressed. Oliver Oramas said that while trustees reference any unusual activity in their monthly reports, the residents involved are entitled to privacy, so specific details are not released.

Clubs and Committees

Architectural Committee: Debbie Moriarty said there were no applications in December.

Billiards Club: Linda Bross said they are having fun.

Entertainment Committee: Gail DiNicolas said the New Year's Eve party was a fun evening, with great music and lots of dancing. There are no events planned for January, but the February schedule includes a Superbowl Party on Sunday, February 13, at 5:00 p.m., and a Mardi Gras celebration on Saturday, February 26. A 2022 events schedule will be available soon. More details will be in the Park Echo and SRPE e-mail blasts.

Exercise Class: Mary Roach said they are happy and loving the new TV.

House Committee: Blanche Pollard everything is going well.

Hospitality Committee: While refreshments were limited this month because of COVID concerns, Oliver Oramas thanked the volunteers for making coffee and providing candy.

Park Echo: Bob Bannar said the deadline for submissions for the March issue is February 7.

Roamers: Oliver Oramas said there will be no January outing but that he is trying to develop something "exotic" for February. He encouraged residents interested in a fun evening out for a BYOB meal at a reasonably priced restaurant to join them. Details in SRPE e-mail blasts.

Sunshine Club: Elva Hall said she sent out five Park Echos to former residents and four get-well cards in December. She asked the Board to replenish her petty cash fund, as she has spent \$52.20 in the past year for cards and postage. Residents should contact her if they know of a neighbor who would appreciate a sympathy or get-well card.

Trees Committee: Oliver Oramas reported that to date, he has issued 35 purchase orders for tree removal totaling \$40,769, 77% of the \$53,000 budget for the current fiscal year, which ends March 31. He said barring a major destructive storm, we should be within budget this year. The tree budget for 2022-2023 has been increased to \$54,850. Residents should contact him if there are trees they would like him to look at, but he noted are only three allowable conditions for tree removal on the common grounds: Dangerous, diseased, or dead.

There were no reports, or reports of no significant activity, from Beautification, Bocce, Common Grounds, Flea Market, Library, Pins and Needles, Welcome Committee and the Women's Club.

Open Discussion and Questions from Members

A resident said that there is a large carpet remnant in the game room that makes it difficult to shoot pool. He said members of the Billiards Club would help remove it.

A resident said that the December resolution prohibiting hunting on the common ground came as a surprise to some residents. He said advance notice of the vote would have allowed residents to voice their opinions to their trustees before the vote. He asked what the HOA policy was on these matters.

After a discussion, Oliver Oramas suggested that in the future, motions that are deemed to be other than routine could be handled over two monthly meetings, with the proposed motion announced and explained at the first meeting and a vote taken at the second meeting. The board will discuss this at the next agenda meeting.

Several people had questions about why the clubhouse is not open to residents after 5:00 p.m. and on Sundays except for specific meetings and events. They said many people who are not retired would like to be able to spend time there in the evenings and on Sundays.

A discussion ensued among residents and board members involving matters including the electronic security system, the procedures recommended by the Berkeley Township Police for closing and securing the clubhouse, how other 55+ HOAs address this issue, and the trustees' desire to address the needs of younger members of the community.

Oliver Oramas said the trustees would discuss this at the next agenda meeting.

A resident expressed concerns about toilet back-ups in a stall in the ladies' restroom.

Adjournment

The meeting was adjourned 8:00 p.m.

The next meeting of the SRPE HOA will be Thursday, February 3, 2022, at 7:00 p.m. at the Clubhouse.

Kathryn Forsyth

Recording Secretary

/s/ signature