

## **Silver Ridge Park East Homeowners Association Meeting Minutes February 3, 2022**

The meeting was called to order at 7:05 p.m. by SRPE Vice-President Philip Cupo, who presided in the absence of President Robert Clark.

After the Pledge of Allegiance, Phil asked for a moment of silence 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. Joan Ward, Section 3 (via Zoom). Peter Sztobel, Section 4. James Clarke, Section 6. Oliver Oramas, Section 7. Blanche Pollard, Section 9. Mary Conery, Section 10 (via Zoom). Debbie Moriarty, Section 12. Mary Fiore, Section 8, was not present. The trustee positions in Sections 2, 5 and 11 are vacant.

Twenty-two residents signed the attendance book.

### **Announcements by Presiding Officer Philip Cupo**

Because of the postage costs and staff time involved, the office will no longer send out reminders for past-due quarterly dues. Late fees will be assessed on homeowners who do not pay their dues on time.

The games room will be locked during private events, since the potential cost of damage to the pool tables could be significantly greater than the security deposit included in the rental contract.

In response to residents' suggestions regarding expanding the clubhouse hours, the board will approve a motion upgrading the ADT security system tonight.

In the future, there will be a two-meeting policy on motions on which there may be significant differences of opinion within the community. At the first meeting, the motion will be announced and discussed; at the second meeting, a vote will be taken.

The board is considering switching the dates of the meetings to hold the HOA meeting on the third Thursday of the month and the Trustees Agenda meeting on the first Thursday of the month. Feedback from the community on this suggested change is welcome.

### **Minutes of the Previous Meeting**

A motion to approve the minutes of the January 6, 2022, meeting was made by James Clark, seconded by Debbie Moriarty and approved unanimously.

### **Treasurer's Report**

The treasurer's report was tabled until the March 3 meeting.

### **Administrative Report**

Gail DiNicolas reported there are 16 homes are for sale. Four homes were sold in January. There were six liens (one was satisfied), two foreclosures and no bankruptcies. Thirty-four late notices were mailed on February 3.

We will be upgrading the business office with a new computer, desk and printer.

Gail thanked the volunteers who helped put up and take down the holiday decorations, securely mount the new TV, design and install a new wall mount to hold the military flags, and clear the stage of old storage.

Residents should contact the office if they find anything in the clubhouse or the surrounding area that has been broken or destroyed, or notice anything else that is out of the ordinary.

Berkeley Township's public works policy is that if there is less than five inches of snow, only the main streets will be plowed for police and emergency vehicles access. If there is more than five inches of snow, all the streets will be plowed.

AARP is offering free federal tax filing assistance to seniors (call 1-888-227-7669 or 1-888-687-2277 for an appointment). Free transportation assistance is available (call 1-800-677-1116.)

Volunteers are needed to help with a Spring clean-up of the common areas along Edgebrook Drive and Southampton. The date is Saturday, March 26, with the rain date the following Saturday. Look for details in the March Park Echo.

### **Old Business**

**Budget Committee Update:** Dru Sangemino said a preliminary review of the ballots returned by the January 28 deadline indicates that the 2022-2023 budget has been approved by a significant majority of homeowners. The final vote will be announced at the March 3, 2022, meeting.

**Election Committee Update:** Nina Callari said ballots have been sent to homeowners for the Trustee positions in sections 2, 3, 4, 5, 6, 8, 10, 11 and 12 and for the office of President. Completed ballots may be deposited in the ballot box in the clubhouse lobby or mailed to the clubhouse. The deadline for returning ballots is 11:00 a.m. on Wednesday, March 2. The ballots will be counted and the results announced at the March 3 meeting.

**By-Laws Committee Update:** James Clarke said the committee is making substantial progress on this complicated task, but if you still have suggestions for changes, contact him.

### **New Business**

**Motion #1: To establish an ad hoc Violations Committee, led by a trustee and consisting of three volunteer members of the community, to review the current list of violations and the fines established under the current By-laws for violations, and recommend to the Board of Trustees a revised list of fines.**

Debbie Moriarty said the board feels that fines of \$25 per day for minor violations (such as overgrown lawns) are excessive and is looking to establish a more reasonable schedule. Volunteers are needed for this committee. If you are interested in participating, contact Debbie. The changes will be incorporated into the ongoing By-Laws Committee work, which will be voted upon by all homeowners.

The motion was made by Debbie, seconded by Oliver Oramas, and approved unanimously.

**Motion #2: To approve the expenditure of \$413 to upgrade the Clubhouse ADT security system.**

Blanche Pollard said the upgrade of the security system, which was completed this week, will allow for the clubhouse to be accessible to residents from 8:00 a.m. until 9:00 p.m. seven days a week, including holidays, starting today. There are still other matters regarding this change that need to be addressed, including the issuance of new access cards to residents and other potential costs. The motion was made by Blanche, seconded by Debbie Moriarty, and approved unanimously.

### **Section Reports**

Most of the trustees said there was nothing of significance to report in their sections. Gail DiNicolas said there were issues with a streetlight in Section 1, and Debbie Moriarty commended Trustee Pete Stzybel for clearing the snow around the fire hydrants in the community during the recent storm.

### **Clubs and Committees**

*Billiards Club:* Linda Bross said they are having fun.

*Entertainment Committee:* Gail DiNicolas said there will be a Superbowl Party on Sunday, February 13 and a Mardi Gras dance on Saturday, February 26. A new series of events will be Coffeehouse Evenings, with live entertainment, on the 4<sup>th</sup> Wednesday of the month, starting on March 23. Plans for the Spring include another "Junk in the Trunk" rummage sale and a pig roast. Look for details in the Park Echo.

*Hospitality Committee:* The volunteers were thanked for providing the coffee and baked goods.

*Park Echo:* Bob Bannar said the deadline for submissions for the March issue is February 7. May is National Military Appreciation Month, so if you have suggestions for the May issue, contact him ASAP.

*Pins and Needles:* Katherine Kohler encouraged people to join them on Tuesdays from 1-3 p.m. It's not just about needlework, she said; they have great conversations and a good time.

*Roamers:* Oliver Oramas said the next Roamers dinner will be February 24 at Baladina Mediterranean Restaurant in Toms River. He encouraged residents interested in a fun evening out for a BYOB meal at a reasonable price to join their monthly excursions. Details for upcoming outings will be in SRPE e-mail blasts.

*Sunshine Club:* Elva Hall sent out five Park Echos to former residents, five get well cards and two condolence cards. She thanked the Board for replenishing her petty cash fund, and reminded residents to contact her if they know of a neighbor who would appreciate a card.

*Trees Committee:* Oliver Oramas has issued 36 purchase orders for tree removal totaling \$41,306.32, 78% of the budget for the current fiscal year, which ends March 31. Residents should contact him if they would like him to look at a tree, but he noted that only dangerous, diseased, or dead trees are eligible for removal from the common grounds.

*Welcome Committee:* Penny Rapicano delivered seven welcome packets and met the new residents. She said Berkeley Township officials have given her tote bags containing service directories and other helpful items to supplement the SRPE packets.

There were no reports, or reports of no significant activity, from the Architectural, Beautification, Garden, House, Common Grounds, Flea Market or Library Committees, or the Bocce, Exercise, Women's Clubs.

### **Open Discussion and Questions from Members**

A resident thanked the trustees for addressing his concerns about the clubhouse opening hours. Another resident also commented on this matter.

It was noted that the government is giving away N95 masks at RiteAid and CVS. The masks are free; just ask at the counter. Another resident said people should check the expiration dates on the free COVID testing kits distributed by the government; some of them expire in March.

Another resident said there was a dangerous tree on the corner of Edinburgh Drive and Edgebrook Drive South. Oliver Oramas said he would look at it.

Two residents thanked Trustee Pete Szybel for his efforts in clearing the deep snow around many homes, allowing people and pets to leave the house safely.

A resident reminded everyone about the Red Cross blood drive at the clubhouse on February 8 and urged people to participate.

### **Adjournment**

The meeting was adjourned at 7:40 p.m. The next meeting will be Thursday, March 3, 2022, at 7:00 p.m. This will be the association's Annual meeting, at which the ballots cast in the elections for the Trustee and President positions will be counted and reported.

Kathryn Forsyth

Recording Secretary

/s/ signature