

Silver Ridge Park East Homeowners Association Meeting Minutes April 7, 2022

President Philip Cupo called the meeting to order at 7:05 p.m. After the Pledge of Allegiance, Phil asked for a moment of silence in solidarity with the people of Ukraine.

SRPE Office Manager Kathy Conte, a notary public, administered the oath of office to the new president and the newly elected and re-elected trustees.

Roll call of the Board of Trustees

The following trustees were present: Gail DiNicolas, Section 1. Pat Tatulli, Section 2. Joan Ward, Section 3 (via Zoom). Peter Stzybel, Section 4. James Clark, Section 6. Oliver Oramas, Section 7. Mary Fiore, Section 8. Mary Conery, Section 10, and Mike Joffe, Section 11. Blanche Pollard, Section 9, and Debbie Moriarty, Section 12, were not present. The trustee position in Section 5 is vacant.

Twenty-four residents signed the attendance sheet.

Announcements by President Phil Cupo

Several residents who no longer drive or can't drive at night would like to attend the HOA meetings. The board would like to match up people who need rides to the meetings with people who attend regularly and would be willing to pick up a neighbor or two along the way.

If you can either give a ride or need a ride, please call the office and put your name and contact numbers on the list.

Thank you to the volunteers who helped with the Spring clean-up of the common grounds along Edgebrook and Southampton on Saturday, March 26. It was wonderful to see people working together for the benefit of our community.

Approval of the Minutes of the Previous Meeting

A motion to approve the minutes of the March 3, 2022, HOA/Annual Meeting was made by James Clarke, seconded by Oliver Oramas, and approved unanimously.

Treasurer's Report

Dru Sangemino reported that we have ended the year with a surplus of about \$10,000-12,000 after all expenses have been paid for the office renovation, the commode replacements in the women's restroom and the library renovation. Tree trimming and removal and attorney's fees were in well under budget, which helped pay for these improvements. A motion to approve the report was made by Mary Conery, seconded by Mary Fiore and approved unanimously.

Administrative Report

Mary Conery reported six homes are for sale and seven sold in March, and there were five liens, no bankruptcies and two foreclosures. Quarterly dues were due April 1; a late fee will apply for dues not paid by April 30.

Two ideas suggested by residents were addressed: People will get to know more about their trustees through short articles in the Park Echo, and discussions are underway about the creation of a community garden. See the Garden Club report below.

Volunteers cut up and removed a large tree limb behind the clubhouse; discarded the office TV; built shelves in the garage for extra library books; adjusted the stage spotlights; and re-arranged the office. Cookie Hurley made new cushions for the library chairs. The Grey Power volunteer group will start work on April 22.

Mary said new pictures were purchased and hung in the library, but someone took them down without permission and without consideration for the feelings of the volunteer who organized the room.

renovation. Mary said she was “very disappointed by this insensitive disregard for another resident in our community.”

CONTINUING BUSINESS

By-Laws Committee Update – James Clark said they hope to have their work completed in the next few months. All proposed changes will be subject to approval by a vote of the entire community.

Alternative Dispute Resolution Committee Update – Joan Ward said she and Dru Sangemino will attend a mediator training session on June 7. Anyone interested in volunteering as a mediator should contact her.

Berkeley Township Senior Coalition Update: Phil Cupo said township officials are still working on the deer problem, and will soon be issuing summonses for feeding the deer. Dead deer should be reported to the game warden. A proposed township ordinance requires that only people age 55+ can own homes in age-restricted communities.

NEW BUSINESS

Motions

Motions 1-5 are for improvements to the clubhouse and the grounds, which were included in the FY2021-2022 budget year. All documents available for review in the office.

Motion #1: To approve office expenditures needed to manage increased work demands, including: an additional desk from E.J. Schuster’s Office Furniture (\$2,742.64); a Dell computer, monitor, wireless keyboard, mouse and a one-year technical support subscription (\$1,207.82, plus tax and shipping); an Extension Deskset Small Business phone (\$117.28). Mary Conery made the motion, which was seconded by Gail DiNicolas and approved unanimously.

Motion #2: To approve the payment of \$336.15 to Bob Backwell Electrical Contracting to install additional electric outlets in the office to support the new equipment. Mary Conery made the motion, which was seconded by Pete Stzybel and approved unanimously.

Motion #3: To approve the payment of \$965.17 to Atlantic Plumbing and Supply for the purchase three new toilets for the women’s bathroom, necessitated by frequent overflows and a cracked tank. Mary Conery made the motion, which was seconded by Mary Fiore and approved unanimously.

Motion #4: To approve the payment of \$1,039.59 to Fedeli Construction LLC to replace the toilets and remove the old toilets and any additional debris. Mary Conery made the motion, which was seconded by Oliver Oramas and approved unanimously.

Motion #5: To approve the payment of \$479.81 to Leeds Supply for the purchase of three cement bench end sets. Mary Conery said this is in response to requests for more benches within the community. The locations were suggested by homeowners; the final assembly of the benches will be done later in the Spring. Mary made the motion, which was seconded by Pat Tatulli and approved unanimously.

Motion #6: To ratify the Architectural Committee’s approval of improvements at six properties, including: concrete patio, an 8x8 pad and a 7x7 shed at 5 Chamberlain Drive; relocation of the air conditioning condenser at 7 Edinburgh Drive; driveway replacement at 11 Stanford Court West; shed at 1090 Edgebrook Drive South; installation of central air conditioning at 29 Southampton Rd; shed behind 901 Edgebrook Drive North.

James Clarke made the motion, which was seconded by Pete Stzybel and approved unanimously.

Section Reports

All the trustees said everything was quiet. James Clarke was dealing with a minor issue involving garbage.

Clubs and Committee Reports:

Entertainment Committee – The second presentation in the Coffee House series will be the Calendar Girls’ dancing and vocal performance on April 27. Next up is Roe Piccoli’s cabaret evening of show

tunes and musical standards on May 25. Future events include a Kentucky Derby party on May 7, a Junk-in-the-Trunk flea market on May 21, a pig roast/luau in June and a community picnic at the end of the summer. Details in the Park Echo.

Flea Market – Indoor flea markets will be held at the clubhouse in July, September and November.

Details in the Park Echo. Bill Boccio stepped down as head of the committee; to honor his service, two \$250 donations have been made to St. Stephen's Ukrainian Church and the VFW via Lloyd Milken.

Garden Club: A resident who is a professional landscaper has offered his expertise and made some suggestions about the idea of a community garden. He will be presenting preliminary options in the coming weeks. Residents' ideas include an elevated garden that will allow for maintenance without bending, and the opportunity for people to purchase their own small plot for a seasonal fee. If you are interested in joining this discussion, call the office.

Hospitality Committee – Volunteers are always needed.

Pins and Needles – Katherine Kohler encouraged people to join them on Tuesdays from 1-3 p.m.

Roamers – Oliver Oramas is always looking for suggestions as to restaurants for this pleasant BYOB evening out with neighbors at a reasonable price. Details will be provided in e-mail blasts.

Sunshine Club: Elva Hall sent four Park Echoes to former residents, two get well cards and six sympathy cards.

Trees Committee – Oliver Oramas reported that 39 severely-damaged or dangerous trees were removed in the 2021-2022 fiscal year at a cost of \$42,245.32. Unless there is a major storm in the next year, there are few potentially dangerous trees left in our community.

Welcome Committee: Seven tote bags were delivered in March to new residents. New inclusions include two free tickets to clubhouse events and potholders and other items made by the Pins and Needles club. Contact Penny Rapicano if you have anything else to include in the welcome pack.

There were no reports, or reports of other than routine activity, from the Architectural, Beautification, Billiards, Common Grounds, House and Library Committees and the Billiards, Bocce, Exercise, Golf and Women's Clubs and the Park Echo.

Open Discussion and Questions from Members

A resident suggested that volunteers be publicly commended by name. This will be done in e-mail blasts and on the bulletin board in the clubhouse.

Several residents raised streetlight issues. The more people who contact the township about these matters, the more likely it is that they will be addressed. The phone number will be sent via SRPE e-mail blast.

"Buy Your House for Cash" signs have appeared within SRPE boundaries and have been removed by residents, as they are a violation.

Residents reminded people that if you are disposing of a mattress, you must enclose it in plastic, and urged the board to contact the township about the geese problem.

A resident asked about the community garden along the Wrangle Brook off Southampton. It is operated by the Unitarian Universalist Church, and plot rentals are available for a fee.

The meeting was adjourned at 7:40 p.m. The next meeting will be Thursday, May 5, at 7:00 p.m.

Kathryn Forsyth
Recording Secretary
/s/ signature