

## **Silver Ridge Park East Homeowners Association Meeting Minutes June 2, 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, who are fighting for their freedom.

### **Roll call of the Board of Trustees**

The following trustees were present: Gail DiNicolas, Section 1. Patrick Tatulli, Section 2. Joan Ward, Section 3. Peter Szybel, Section 4. James Clark, Section 6. Oliver Oramas, Section 7. Blanche Pollard, Section 9. Mary Conery, Section 10. Michael Joffe, Section 11. Debbie Moriarty, Section 12. The trustee positions in Sections 5 and 8 vacant.

Eighty people signed the attendance sheet.

### **Announcements by President Philip Cupo**

First, the normal meeting schedule has been altered to accommodate public discussion on the deer issue and any motions regarding that. All other regular business - including unrelated motions, section reports and clubs and committee reports – will be addressed before we proceed to that matter.

Second, as required under the by-laws, the board has created a 2022 Audit Committee to review the accounts of the various clubs and committees. This is a routine matter which is conducted annually.

More details at the August meeting.

Phil's other announcements concerned board responses to residents' suggestion box submissions discussed at the May 17 agenda meeting. The board takes these comments seriously and addresses them in a considered manner.

- The Pins and Needles Club would like to have their completed jigsaw puzzles framed and hung in the library. The board commended their efforts, but there is no money in the budget for what would be expensive framing costs. The board suggested that if the club members would like to glue the puzzles together themselves, they could display them on the clubhouse easels on a rotating basis.
- A resident suggested that we upgrade the key cards to allow 24/7 access to the clubhouse. The board decided to maintain the current policy, which allows no entry between 9 p.m. and 8 a.m.
- A resident suggested that there should be profiles of the officers and trustees in the Park Echo. This is being done. Information on the officers and trustees will also be on the new web site, SRPEast.com.
- Another resident suggested that we fly the Ukrainian flag at the clubhouse. This is being done, but some board members expressed concerns about setting a precedent, particularly regarding flags supporting issues about which there may be conflicting opinions within the community.
- The same resident asked whether there is a time limit on dumpsters in driveways. Contractors and homeowners are required file a permit with the office which includes the length of time that the dumpster will be in the driveway. If they exceed this date by more than a few days, the office addresses the matter with the homeowner.
- A resident suggested that the unused second Bocce court be converted into a community garden, with fencing and elevated beds, and plots which could be leased out annually. She was informed that this would involve the removal of a community amenity and would be subject to a vote of all residents. If the second bocce court is not used this year, the suggestion can be reconsidered in 2023.
- A member of the Gray Power group asked for clarification as to which committees oversee which aspects of the maintenance of the clubhouse and grounds. The chairs of the House and Beautification Committees will work together to coordinate Grey Power work assignments so volunteers' efforts will have the maximum impact.
- A resident said a man came to her house at 7:30 p.m., allegedly soliciting for Verizon. SRPE has a "no solicitation" policy. The board's advice is that these unwanted solicitations be reported to the

office, and that you do not open your door to people you do not recognize or who are not wearing ID badges. SRPE trustees all wear ID badges, as do utility workers.

- The Billiards Club asked that the old cue sticks be replaced. They were.
- Several members of the Entertainment Committee suggested that the cleaning service employed by the association is not doing a good job maintaining the facility and providing adequate supplies. They suggested that we hire a contracted company, rather than a single individual, to do this work. This matter will be addressed through further discussion between the House and Entertainment Committees.
- There were two suggestions about the library:  
A resident said that the shelves taken down during the renovation should be replaced so that more books could be displayed.  
She also said she donated more than 70 books by popular thriller and mystery authors, but few of them have been displayed. Our library is curated by a trained librarian, but she has been on limited duty recently and volunteers have been filling in. Any resident with library experience is encouraged to volunteer to help with this project. Matters regarding the shelves and the donation and/or storage of duplicate books will be addressed during the summer.
- Finally, the board received an unsigned suggestion about several matters, but found it difficult to understand. If this came from you, please contact the office so we can get clarification and address your concerns.

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

Joan Ward proposed that the minutes of the May 5, 2022, meeting be amended to reflect the following changes: Delete from the May minutes, "There were 100 deer-related accidents in Berkeley in 2020, and 238 in 2021." Replace this with, "In 2021, 238 deer carcasses were removed from Berkeley Township roads and backyards, primarily in senior communities. In 2020 the number was 120, and in 2019 there were more than 90." The motion to approve the minutes as amended was made by Joan, seconded by Debbie Moriarty, and approved unanimously.

### **Treasurer's Report**

Dru Sangemino said that two months into the 2022-2023 fiscal year, the HOA is slightly ahead of budget on both income and expenses. A motion to approve the treasurer's report was made by Mary Conery, seconded by Joan Ward and approved unanimously.

### **Administrative Report**

Mary Conery reported that there are 45 homes for sale, 54 sales pending, and six liens.

She called residents' notice to the many improvements to the clubhouse and grounds that volunteers from Gray Power, the Garden Club and staff and trustees have contributed, including weeding the garden; building the horseshoe pit; power-washing the walkway behind the clubhouse; cleaning the picnic area for the season; power-washing and painting the bocce court frame, replacing the decorative lattice and planting flowers at the corners; and planting flowers at the front entrance. Please thank these volunteers if you see them working. If you would like to help maintain our community assets, please contact the office. A roof leak into the office required repair and replacement of the vent cover. The air conditioning system in the main hall will be repaired soon.

### **CONTINUING BUSINESS**

**By-Laws Committee Update** – James Clark said they expect their preliminary work will be completed soon. Changes will be subject to approval by a vote of the entire community. Details as to how this vote will be conducted will be available in the coming months, but Jim stressed that resident participation is extremely important: Unless at least 225 homeowners cast a vote – and it doesn't matter how they vote,

just that they vote – the election will be invalidated, and the Committee’s many months of work will be wasted.

**Alternative Dispute Resolution Committee Update** – The mediator training session will be June 7 at Holiday City South. Anyone interested in volunteering as a mediator should contact Joan Ward. SRPE volunteers will not be mediating issues in our own community.

## **NEW BUSINESS**

**Motion #1: To ratify the Architectural Committee’s approval of the following improvements at the following properties:** 35 Edinburg Drive - Replacement of the front sidewalk and driveway with pavers; removal of the existing deck and replacement with same size paver patio; replacement of siding; replacement of the kitchen window; addition of a sliding door in dining room; replacement of the existing windows in porch/sunroom; removal of the bathroom window. 32 Hamilton Court – Removal of the porch door. 897 Edgebrook Drive North - Installation of pavers on both sides of driveway. 7 Cambridge Court - Installation of a 15x27 foot patio including two sitting walls incorporated into the design. 1094 Edgebrook Drive South - Installation of 7x7 resin shed at the rear of the home. Agricultural Committee chair Debbie Moriarty made the motion, which was seconded by Pete Szytybel and approved unanimously.

## **Section Reports**

The trustees said while there were some minor issues, everything was generally quiet.

Patrick Tatulli, Pete Szytybel, James Clarke, Mary Conery and Debbie Moriarty all dealt with complaints about over-grown lawns. Joan Ward is addressing concerns about a Concord Lane resident who feeds the squirrels whole peanuts and dead trees in the brook behind Edgebrook Drive South. Pat Tatulli forwarded a dead tree complaint to the Trees Committee. Oliver Oramas is addressing a complaint from neighbors of a property on Edgebrook Drive about tree roots impinging on their sewer and water lines.

## **Clubs and Committee Reports:**

*Billiards Club:* Linda Bross said there are currently 12 members, and they are happy.

*Bocce Club:* Oscar DeSousa is the new president. There is sign-up sheet on the bulletin board at the club house. He encouraged people to show up.

*Entertainment Committee:* Gail DiNicolas said the Junk-In-The-Trunk flea market was successful and profitable, and they are considering making it an annual event. The Luau/Pig Roast will be held on Saturday, June 25. The cost is \$35, and the RSVP deadline is June 10. There will be a community picnic on August 27. The cost is \$1 for residents and \$5 for any guests you wish to bring. Details in the Park Echo.

*Flea Market:* The next indoor Flea Market will be held on Saturday, July 16. Details in the Park Echo.

*Garden Club:* Karen Crossley said the bake sales have been a big success, allowing for the purchase of a sprinkler system with a timer to maintain the plantings. The Garden Club meets on the second and fourth Mondays of the month at 9:00 a.m. If you are interested in helping with their efforts, please join them.

*Gray Power:* This group meets at 9:00 a.m. every other Tuesday for 60-90 minutes to undertake chores around the clubhouse such as window washing, raking, and power-washing. If you are willing to contribute a little elbow grease to the maintenance of our community assets, join them.

*Hospitality Committee:* Everything is going well, but they could use at least one more volunteer to bring baked goods to the HOA meetings and help with the preparations before the meetings.

*Roamers:* There will be no Roamers dinners over the summer. Oliver Oramas would like suggestions for September and beyond.

*Sunshine Club:* Elva Hall sent two Park Echoes to former residents, one get-well card and two sympathy cards. She encouraged residents to contact her if they know of a neighbor who would appreciate a card or a former resident who would like to receive the Park Echo.

*Welcome Committee:* The group delivered five welcome packs to new residents. They are looking for more volunteers to help welcome people to our community.

There were no reports, or reports of anything other than routine activity, from the Beautification, Common Grounds, House, Library and Trees Committees, and the Exercise, Golf, Pins and Needles and Women's Clubs.

### **Open Discussion Regarding the Deer Issue**

The first part of the meeting public discussion focused on the culling of the deer herd that the Berkeley Township Senior Coalition and Berkeley Township are asking the 55+ communities to consider.

Trustee Joan Ward summarized the information presented at recent Coalition meetings by township and state officials and other experts regarding the impact of the dramatically increasing deer population, including health threats to the human population and an increasing number of deer accidents and deer deaths. Residents feeding the deer, lush lawns and birdfeeders contribute to the problem.

She said the experts who provided the information said that while there were several suggested methods of controlling the population, such as sterilization, the most effective method used in other parts of the country is a controlled hunt. The experts said that a state \$2 million, nine-year study of sterilization concluded that it does not work, that the "trap and euthanize" method costs \$600 per deer, and that the "trap and transfer" method is no longer used in New Jersey because there is no place to transfer the deer.

Joan said SRPE was told that Berkeley Township and state Fish and Game officials would manage the hunt, and that Berkeley Township would pay for it if all the communities approved, although there would be an "opt-out" opportunity.

She stressed that she was only reporting information that SRPE had been given at the meetings, and not her personal opinions. She also noted that there had been some conflicting information provided and there were still unanswered questions about the process.

Trustee Oliver Oramas explained that the Coalition wants SRPE to vote on this as soon as possible, but in order to permit this hunt in any part of SRPE, the trustees would have to approve a motion to amend a resolution passed at the December 2, 2010, meeting, which prohibited hunting on the community's common grounds.

Trustee Pete Szybel noted that the deer-per-acre population in this part of New Jersey is far greater than other areas of the state, and that average 150-pound deer eats 30 pounds of food a day. He also said that his dog had recently been attacked by an aggressive buck.

Trustee Debbie Moriarty, who moderated the discussion, reminded residents that this is a proposal from the Coalition, not from the SRPE board, and that the purpose of tonight's discussion is to get feedback from the SRPE community before the trustees consider it.

Many people spoke during the hour-long hearing, although some were not SRPE residents. Many conflicting opinions on the quality of deer deaths from various methods and hunting practices were offered. Many conflicting statistics about various deer-reduction solutions were cited by various speakers.

Those in favor of reducing the herd said many deer are dying slow deaths from starvation, spoke about the danger posed by ticks and other diseases and deer-related accidents, and said that sterilization does not work. A resident also noted that the increasing development in the area along Lakehurst Road has driven deer into our area.

Those opposed said that sterilization does work; that the deer are God's creatures and were here before people and there is no reason to kill these animals; that older people driving may be more of a problem; that we are an ungated community; and that people can relocate if they don't like deer. Other people suggested that the male deer be sterilized.

Others expressed concerns about hunting close to their homes; who would actually be doing the hunting and what rules they would have to abide by; strangers hunting in the common grounds; and aggressive deer attacking pets. People also had questions about the bow-and-arrow killing methods vs. other killing methods, and asked whether it would create liability issues for the community, whether rifles would be better, and about doe/buck limits.

Residents asked a number of questions about the procedure required moving forward, including how to get the deer to this area and various questions about hunting regulations. It was explained that SRPE does not yet have enough information on this matter.

At one point it was suggested that there be a "show of hands" at the meeting on this; Debbie Moriarty explained that the purpose of tonight's hearing was to get feedback from the community. Trustee Pat Tatulli said this matter should be decided by a vote of the entire community, and not just the trustees, and said that he would pay the cost of the election mailing himself.

Trustee Mary Conery said many of SRPE's specific questions about this event – including where it would take place (no map has been provided), how hunters would be selected, the cost of the exercise, and what would be done with the meat – remain unanswered, and said that other details of the proposal seem to change from meeting to meeting.

She said we are still awaiting clarification from the Coalition and the Township, and suggested that we invite state and township officials to address the SRPE community on this matter. While she urged residents to do their part and stop feeding the deer, she said she was not comfortable voting on this without solid facts.

After everyone who wished to speak had spoken, the open meeting discussion was closed.

Trustee Oliver Oramas asked for a Point of Order, and suggested that the motion be tabled (which means that a vote will not take place this evening) until township and state officials can provide us with an actual plan on the deer hunt, and answer SRPE's questions and the questions raised by residents during the public discussion.

The trustees voted unanimously to table the motion.

(Note: Oliver mentioned that this might be reconsidered at a special meeting on July 14, but the trustees later determined that this would not give them enough time to obtain answers to the many questions surrounding this matter.)

### **Open Discussion Regarding Other Matters**

A resident said she was still distressed about the choice of the pictures displayed in the library and suggested that a committee should be formed to decide what would be best.

Another resident reported the street light issues in her neighborhood have finally been resolved.

Website Committee chair Kathy Conte said SRPEast.com is up and running. She encouraged residents to check it out and contact her with suggestions.

There was further discussion about the quality of the clubhouse cleaning service and how the contract was awarded. Mary Conery said this would be addressed.

A Chutney Street resident said that the grass in the common ground behind his home is not regularly cut and is a breeding ground for ticks. Many residents walk their dogs in this area, he said, so addressing it will benefit many people, not just Chutney Street homeowners.

The meeting was adjourned at 9:00 p.m.

Please note that there will be no HOA meeting in July.

The next meeting will be Thursday, August 4, at 7:00 p.m. at the clubhouse.

Kathryn Forsyth  
Recording Secretary  
/s/ signature