

Minutes of the Silver Ridge Park East Homeowners Association Meeting September 1, 2022

President Philip Cupo called the meeting to order at 7:10 p.m.

Roll call of the Board of Trustees

Trustees Gail DiNicolas (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3), Peter Szybel (Section 4), James Clarke (Section 6), Oliver Oramas (Section 7), Mary Conery (Section 10), Michael Joffe (Section 11) and Debbie Moriarty (Section 12) were present. The trustee positions in Sections 5, 8 and 9 are vacant. Twenty-seven residents signed the attendance sheet.

Special Guest: New Jersey State Section 7 Forest Fire Warden Will Jubert

Mr. Jubert was invited by the architectural committee to discuss forest fires and firepit issues. He described the structure and work of the Forest Fire service and the controlled burning projects they conduct, discussed the damage caused by past forest fires in this area and explained the many reasons that this area is susceptible to fires. He noted that his job was not to give people a hard time, but to keep them safe. He made the following points:

- Much of New Jersey is currently under a drought warning. The situation is worse in the northern part of the state, but it is still serious here in Ocean County. Annually, there are about 100 fires in this area.
- If your actions are found to have caused a forest fire, you will be subject to a fine of up to \$5,000 and will be required to pay restitution for the cost of fighting the fire.
- There are several different types of fire pits: Propane fire pits and chimineas do not require permits; metal fire pits and concrete block fire pits (with and without screens) do. Please see the article on page 28 for more information on permits and firepit safety.
- He handed out a flyer (which is available in the office and on the web site) explaining the process and other forest fire safety measures.
- Finally, he suggested SRPE could join Crestwood 5, Crestwood 6 and Greenbriar Woodlands in applying to be certified as a "Fire-Wise Community," which would make grant money available.

Announcements by President Philip Cupo

- Suggestion box items: 1) The webmaster is providing more forms on the website that can be filled out online and submitted to the office directly. 2) The board is currently investigating the possibility of allowing residents to approve the automatic withdrawal of quarterly dues payments from their bank accounts. More information will be available soon. 3) People who live on Court streets should help maintain their common areas by bundling dead branches and debris for pick-up by the public works department. The board is considering how to make this work.
- Sheds and work boxes are only permitted behind residents' homes, not next to them. We have received complaints about this, and people are being asked to move them to the proper area.
- There are increasing complaints about dog waste. Cleaning up after your dog is required under a Berkeley Township ordinance. Do not leave dog waste bags in the common area or on other people's property; dispose of them at your own residence. We have asked Berkeley to give us more signs, but dog-owners must help keep SRPE tidy.
- Everybody in SRPE should stop by the Health, Wellness and Resources Fair at the clubhouse on Thursday, October 13 from 1-5 p.m. You'll learn a lot about what's available to older people in Ocean County, including free screenings and vaccines, financial planning assistance, caregiver resources and other services. Many people in our community don't know about the many free/minimal cost services available that can make their lives easier and less stressful. If you'd like to come but need a ride, or if you can volunteer to give rides that day, call 732-505-1081.

- Former SRPE President Rich Muller submitted a letter asking several questions about the increase in the Capital Contribution/New Membership Fee and other matters. A response has been sent to Rich by e-mail and regular mail. This correspondence can be reviewed in the office.
- Section 9 Trustee Blanche Pollard has resigned due to health reasons. Phil said Blanche brought tremendous energy to the many jobs and assignments she took on that greatly improved our facilities and our community. He commended her for her six years of service, wished her the best in the future, and thanked her for the help she gave him when he was the new HOA president.
- If you are interested in filling one of the three vacant trustee positions or serving as vice-president, at this point in the year you can be appointed on a pro-tem basis and do not have to run in a special election. You do not have to live in a section to serve as its trustee. Contact the office for more information.

Approval of the Minutes of the August 4, 2022, HOA Meeting

James Clarke made the motion, which was seconded by Mary Conery and approved unanimously.

Treasurer's Report

Dru Sangemino said income through August is slightly higher thanks to clubhouse and tenant rental fees. Expenses are slightly down due to lower tree removal and lawn care costs. The savings have helped cover other items: A leak in the air conditioning system and door replacement for one of the sheds. Other repairs are being handled by the volunteer Gray Power group. Finally, the audit of last year's books is almost complete, and we understand that the results are very satisfactory. A motion to approve the report was made by Mary Conery, seconded by Debbie Moriarty and approved unanimously.

Administrative Report

Mary Conery reported in the last month, four homes sales closed and that there are four homes for sale. She also addressed the issue of the impact of inflation on of SRPE: As part of the budget planning process that the board has a fiduciary responsibility to conduct, data is being collected on increases in utility and maintenance costs and estimates on the replacement of various assets. For example: While there are no plans or reasons to replace the stage curtain at the clubhouse at this time, it originally cost \$2,000 and replacing it now would cost \$10,000.

CONTINUING BUSINESS

The By-Laws, ADR and Website Committees had no new updates.

Joan Ward reported on the Berkeley Senior Coalition meeting: There were three recent garage fires related to electric vehicles. (See the Public Discussion section of these minutes for more information on this problem.) A bill before the state legislature expands the state's regulatory powers over 55+ communities and would charge each homeowner a fee to help fund these activities. The next Coalition meeting will address questions regarding the Radburn rules, the ramifications for HOAs using tax IDs and any other pending issues. It was suggested that the Coalition create a Facebook page to share information.

NEW BUSINESS

Motion #1: To increase the Capital Contribution/New Membership fee assessed on all new home purchase and sale agreements dated October 1, 2022, and beyond from \$650 to \$850. Mary Conery said after the public comment about this matter at the August meeting, the board had an extensive discussion at the agenda meeting regarding the tabled motion, which would have raised the fee to \$1,000. It was determined that \$850 would strike a balance between the board's fiduciary responsibility to enhance the Replacement Fund, which is significantly underfunded, and any perceived impact of the increase on the real estate market.

Mary made the motion, which was seconded by Debbie Moriarty. The roll call vote was 8-1: Gail DiNicolas – Yes; Patrick Tatulli – Yes; Joan Ward – Yes; Peter Szybel – Yes; James Clarke – No; Oliver Oramas – Yes, reluctantly; Mary Conery – Yes; Michael Joffe – Yes; Debbie Moriarty – Yes.

Motion #2: To increase the clubhouse rental fee for non-residents from \$250 to \$350, effective January 1, 2023. The motion was made by Mary Conery, seconded by Debbie Moriarty and approved unanimously.

Motion #3: To approve the 2022-2023 contract with UpKeep Lawn and Snow Removal for snowplowing in the clubhouse parking lot. The motion was made by Mary Conery, seconded by Peter Szybel and approved unanimously.

SECTION REPORTS

Apart from a few minor items that are being addressed, all the trustees said everything was quiet in their sections.

CLUBS AND COMMITTEE REPORTS

Architectural Committee: Residents are reminded that they need committee approval for fences.

Beautification Committee: The Beautification Committee and the Garden Committee are merging under new chair Karen Crossley. They meet on the 2nd and 4th Mondays of the month, welcome volunteers to help with the work, and are looking for ideas about irrigation, as there are no sprinklers. Their activities are self-supported through bake sales.

Entertainment Committee: Gail Di Nicolas thanked everyone who helped with the very successful community picnic on August 27. More than 100 people attended. The Coffee House series will resume Wednesday, September 21 (\$5 at 7:00 p.m.) with the AKA Band (acoustic classics and rock.) The Wednesday, October 19 event will feature Elvis impersonator Evan Mills. The Chili Cook-Off and dance will be Saturday, October 29. Details in the Park Echo.

The Health Fair is Thursday, October 13. Details in the Park Echo. If you need transportation to the Health Fair, contact the office and someone will pick you up.

Exercise Class: They will resume sessions on September 12.

Flea Market: The next indoor flea market will be Saturday, September 17. They are working to attract more craft vendors.

Gray Power: They meet at 9:00 a.m. every other Tuesday for 60-90 minutes to undertake chores around the clubhouse and the grounds, such as window washing, raking, and power-washing at a considerable savings to SRPE, since we don't have to pay contractors to do these jobs. Chair Pat Tatulli noted that the community's assets are jointly owned by all residents and urged people to volunteer.

Pins and Needles: They meet every Tuesday from 1-3 p.m. and have fun.

Roamers: The Roamers will be dining at the Spanish Potato in Brick on Thursday, September 22. Contact Oliver Oramas if you would like to join this group of neighbors for a fun evening out, or if you have suggestions for future visits to reasonably priced local BYOB restaurants.

Sunshine Club: Elva Hall sent out two Park Echos to former residents, seven get well cards, and four sympathy cards to the families of residents who passed away.

Trees: Oliver Oramas said residents should contact him with tree issues, but noted that only dead, diseased, or dangerous trees are eligible for removal.

Women's Club: Their next meeting will be Friday, October 21, at 1:00 p.m.

There were no reports or reports of other than routine matters from the Billiards, Bocce and Golf Clubs, and the Common Grounds, House, Library and Welcome Committees.

PUBLIC DISCUSSION

A resident asked for details about the new snow-plowing contract. These documents are available for review in the office.

Another resident warned people looking into buying electric cars that since most homes in SRPE are more than 50 years old, they will probably have to upgrade the electrical systems in their houses to support the 220 power needs to charge them. Failure to do this creates a serious fire hazard. The same issue applies to the installation of hot tubs. The resident agreed to write a Park Echo article explaining this further.

The increase in the Capital Contribution fee paid by new homeowners at closings was discussed.

Those opposed said the increase was excessive and that other Berkeley 55+ communities – which offer amenities such as a pool and a clubhouse with more activity options – have lower fees, which they felt would lead people to choose to buy a home in a community other than SRPE.

Those in favor said people looking to buy homes in Berkeley HOAs have many options and base their purchase decisions on many factors, including the quality of the homes, whether a pool is important to them, the annual dues and whether the ambiance of the community fits their lifestyle. They said the fee has not been a major issue with SRPE home buyers. They emphasized the importance of funding the Replacement Fund, since a major expense not covered by insurance could result in a special assessment on current residents, which the board would like to avoid.

ADJOURNMENT

The meeting was adjourned at 8:45 p.m. The next meeting will be at 7:00 p.m. on Thursday, October 6, at the clubhouse.

Kathryn Forsyth, Recording Secretary