

Silver Ridge Park East HOA January 5, 2023 Meeting Minutes

President Philip Cupo called the meeting to order at 7:08 p.m.

Roll Call of the Board of Trustees

Trustees Gail DiNicolas (Section 1), Joan Ward (Section 3, via Zoom), Peter Sztybel (Section 4), James Clarke (Section 6), Oliver Oramas (Section 7), Karen Crossley (Section 9), Michael Joffe (Section 11) and Debbie Moriarty (Section 12) were present. Patrick Tatulli (Section 2) and Mary Conery (Section 10) were not present. Sections 5 and 8 are vacant.

Twenty-four residents signed the attendance sheet.

Announcements by President Phil Cupo

Our motions tonight all concern new association rules. Rules are separate from the Covenants and Restrictions and Bylaws and are established by the board, not by a community vote. The rules we will be adopting tonight address matters that have been brought to the board's attention by residents.

The library will be closed from January 17 through January 27 for renovations.

Residents who use the clubhouse at night are reminded to leave the blinds open and the interior doors to the library and the billiards room open. In case an alarm goes off, this makes it easier for the responding Berkeley Township police to see as much of the inside of the building as possible from outside.

In March we will be holding elections for the office of president and the five two-year trustee terms that begin in April, along with two other trustee vacancies. Please note that we will be conducting our trustee elections a little differently this year to comply with new state laws and regulations. Debbie Moriarty will explain the new process later this evening.

The fiscal year 2023-2024 proposed budget information packet will be mailed to all residents on January 13. There will be a public discussion on the proposed budget at the February 2 HOA meeting, and we encourage residents to attend and participate.

Finally, it grieves us all to say this, but the Board is recommending a dues increase of \$10 per quarter in the new budget. This has nothing to do with our spending practices. Our expenditures will remain stable and prudent in the coming year, except for increases in insurance and energy costs, which are beyond our control.

The \$10 increase is necessary because we must meet our legal and fiduciary responsibility to fund the Replacement Fund, which provides the financial resources to cover the expenses associated with the maintenance and replacement of our 50+-year-old facilities. One example is the underground water line that extends from the clubhouse to the corner of Edgebrook Drive North and Southampton. Should that line fail, it would be hugely expensive to replace, and the water company will not provide insurance for what it deems to be a commercial property.

When SRPE was created more than 50 years ago, there was no state requirement that a community have a Replacement Fund to protect homeowners from a large special assessment should something break down. Now there is, and communities like ours are playing catch-up.

Residents will have an opportunity to voice their opinions on this during the public discussion tonight and at the February meeting.

Approval of the Minutes of the December 1, 2022 Meeting

James Clarke made the motion, which was seconded by Karen Crossley and approved unanimously.

Administrative Report

Administrative Secretary Nina Callari reported that four homes were sold in December. One violation was resolved; there are three others pending. Two liens have been addressed; four others are still outstanding.

CONTINUING BUSINESS

Bylaws Committee Update: James Clarke said they are finalizing the proposed changes to the bylaws, which will be subject to a community approval process like that held recently on the revisions to the Covenants & Restrictions. Residents will receive a ballot, listing and explaining each change, and will be asked to vote yes or no on each item. James said the bylaws changes bring them into conformity with new state laws and regulations.

Alternate Dispute Resolution Committee Update: Joan Ward said one matter had been resolved through ADR in December.

Elections Committee Update: Debbie Moriarty said the call for nominations for the office of president and the seven trustee positions will be mailed on January 13, with a return date of February 8. She explained that because of a change in state law, trustees will no longer be elected by sections. Instead, all residents will be asked to vote for the seven open positions at-large. At the reorganization meeting after the election, each section will be assigned a trustee to represent their interests. Residents are urged to nominate anyone they feel would be a good trustee. Trustees whose terms are expiring this year are Gail DiNicolas, Joan Ward, Oliver Oramas, Karen Crossley and Mike Joffe. They are eligible for re-election and can be nominated to serve again.

Berkeley Township Senior Coalition Update: Debbie Moriarty reported that Berkeley will be appealing the recent Ocean County Superior Court decision that the wording of the township's ordinance prohibiting the sale of homes in communities like ours to people under 55 is illegal. Many communities are waiting for any state law changes to further address the matter.

NEW BUSINESS

Motion #1: To approve a new rule allowing storage boxes and tool sheds to be placed on the side of the homeowner's residence, providing they are no larger than five feet long, by three feet wide, by six feet high. Debbie Moriarty explained that approval of this rule had to be delayed until new Covenants & Restrictions, approved by residents late last year, were officially filed with the county. She said that homeowners who received letters indicating they were in violation of the old rules should contact the office to discuss the revocation of the letter. Debbie made the motion, which was seconded by Gail DiNicolas and approved unanimously.

Motion #2: To approve a new rule requiring that contractor signs outside a home be removed once the contractor's work has been completed. Karen Crossley made the motion, which was seconded by James Clark and approved unanimously.

Motion #3: To approve a new rule prohibiting solicitation and peddling within the community. Debbie Moriarty made the motion, which was seconded by Oliver Oramas and approved unanimously.

SECTION REPORTS

Most of the trustees said all was quiet. Pete Sztybel said he was addressing a minor issue. Oliver Oramas said Linda Rachinsky and Andy Dalby, who lost their Southampton Road home to a fire last month, asked him to express their deep appreciation for all the help and support they have received from the community. If you would like to contribute to the assistance fund, contact Oliver.

CLUBS AND COMMITTEE REPORTS

Beautification/Garden Committee: Karen Crossley said their regular meetings will resume in March.

Entertainment Committee: Gail DiNicolas said the holiday party was a great success: DJ Johnny's "Magic Moments" performance had people on the dance floor all evening. She thanked the Entertainment

Committee for their time and efforts to create fun and exciting events for the community in 2022, and those who helped with set-up and clean up.

The Coffeehouse series – one-hour shows starting at 7 p.m., with coffee and cake afterward – continues with We're Your JAM (70s, 80s and 90s Rock) on January 25; Sal Evola's Italian Love Songs on February 22; and Roe Piccoli's Show Tunes on March 22. Details in the Park Echo. Gail reminded everyone to please send their RSVPs and money in by the deadline. She is also looking for event set-up assistance on those dates. Call her if you can help with that.

Exercise Class: Mary Roche said they are doing well.

Flea Market: Gail DiNicolas said there will be a traditional flea market on March 25, a "Junk in the Trunk" flea market in September, and a craft vendors bazaar in November. She said one of the group's goals is to share their profits with the community. They will be making donations to Tunnel to Towers, Dottie's House (a support resource for survivors of domestic violence) and the Toms River Animal Shelter. They will also be paying for the transport and assembly of the new billiards table and are purchasing four new card tables for the clubhouse.

House Committee: Gail DiNicolas said they are working to get the clubhouse up to par. The oven has been thoroughly cleaned, and the cabinets have been reorganized and items rarely used moved to the shed. The auditorium floor has been cleaned and buffed. The coat closet has been cleared out; it is no longer a storage room and will be painted. Gail is looking for volunteers to help with tasks like this to save money. She also reminded clubs and committees to clean up after themselves, and be sure to securely bag and tie any trash for disposal.

House Décor Committee: Nina Callari said they are still raising money to purchase new chairs. Bill and Doris Van Norman will be installing the new bookshelves this month.

Park Echo: If you have items you would like to include, please contact Gail DiNicolas as far in advance as possible. Gail also announced that she has accepted the position as Park Echo editor.

Pins and Needles: They meet every Tuesday from 1-3 p.m. and everyone is welcome.

Roamers: Oliver Oramas said the next outing will be Thursday, January 26, at Three Flags Grill in Forked River, a BYOB which specializes in Spanish, Italian and Portuguese food. Check the SRPE e-mail blasts for details on future reasonably priced group restaurant excursions or contact Oliver for more information.

Sunshine Club: Elva Hall sent out four get well cards and six sympathy cards in December. She urged people to call her if they know of a neighbor who would appreciate a card. She is also looking for cheerleaders for the Superbowl party. Pom-poms will be provided.

There were no reports from the Architectural, Common Grounds, Flea Market, Library, Park Echo, Trees and Welcome Committees, and the Billiards, Bocce, Golf, Gray Power and Women's Clubs.

PUBLIC DISCUSSION

A resident asked about the brick sale for the new patio and other plans for the beautification of the area around the clubhouse. Karen Crossley said this was a garden club idea. A limited number of engraved bricks have been sold, so to create a reasonably sized patio at the side of the building, these will be incorporated with regular bricks which can be replaced when more engraved bricks are sold. They are still looking for a resident with professional landscaping experience to help create the patio.

Another resident suggested that the club keep the price of the engraved bricks at \$35, which Karen agreed was a good idea. She said any suggestions about improving the look of the clubhouse through plantings are welcome, and she encouraged residents interested in helping with these projects to contact her.

Office Manager Kathy Conte reminded residents there is a suggestion box in the clubhouse. Suggestions can also be submitted via the website, www.srpeast.com. The board discusses suggestions at agenda meetings and reports on their decisions at the next HOA meeting.

A resident asked if there was a limit to the number of sheds residents can install on their properties in compliance with the rules. Debbie Moriarty said that at this point, there is not.

Resident Bab Bannar would like to start a writer's group for people who would like to write memoirs or novels. Contact Bob at 732-831-7511 or e-mail him at redstonepubs@aol.com if you are interested in joining the group.

A resident suggested that SRPE consider purchasing a defibrillator for the clubhouse. The board will discuss this at the next agenda meeting.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m. The next meeting will be Thursday, February 2, at 7:00 p.m. at the clubhouse.

Kathryn Forsyth
Recording Secretary