

## **Silver Ridge Park East HOA February 2, 2023 Meeting Minutes**

(Minutes are unofficial until approved by the board.)

President Philip Cupo called the meeting to order at 7:05 p.m.

### **Roll Call of the Board of Trustees**

Trustees Gail DiNicolas (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3, via Zoom), Peter Szybel (Section 4), James Clarke (Section 6), Oliver Oramas (Section 7), Karen Crossley (Section 9), Mary Conery (Section 10), Michael Joffe (Section 11) and Debbie Moriarty (Section 12) were present. Sections 5 and 8 are vacant.

Twenty-six residents signed the attendance sheet.

### **Announcements by President Phil Cupo**

The board agrees that the purchase of a defibrillator for the clubhouse is an excellent idea. A committee is currently researching various pricing, community training, and available grant opportunity options. We will have more information at the March meeting.

We will be inviting representatives from Berkeley Township to the May meeting to discuss safety issues. In the meantime, we will be working with the police department to put together some safety articles for the Park Echo, the web site and e-mail blasts.

Several residents have made suggestions to improve the look of the clubhouse, which the board agrees could use some sprucing up. We will be creating a committee, consisting of interested residents and board members, who would review and evaluate the suggestions made, research costs, and see how we can make this happen. We want this to be a collaborative process, so if you have any interior design ideas, remodeling skills or simply an interest in participating in this effort, call or e-mail the office or contact Gail DiNicolas directly.

Please come out to support our bake sales, which are announced in the Park Echo and via e-mail blasts. They are an important part of our fundraising efforts for clubhouse improvement projects and grounds appearance and beautification efforts.

### **Approval of the Minutes of the January 5, 2023 Meeting**

James Clarke made the motion, which was seconded by Debbie Moriarty and approved unanimously.

### **Treasurer's Report**

Treasurer Dru Sangemino reported that in the last quarter of the fiscal year, spending in several areas - including utility costs, incidental costs for filings and mailings, building equipment and supplies, and maintenance - exceeded budget projections. However, we are still on track to break even, with the possibility of a small surplus.

Oliver Oramas made the motion to approve the Treasurer's report, which was seconded by Patrick Tatulli and approved unanimously.

### **ADMINISTRATIVE REPORT**

Mary Conery reported that there are no new liens, foreclosures or violations. A \$100 fine was satisfied. In the last quarter of 2022, 14 home sales closed, and one closed in January.

Late dues notices were mailed to 115 homeowners at a postage cost of \$72. We encourage people to be more responsible in terms of paying their dues on time to reduce this expense. Reminders are in the Park Echo and everyone has 30 days to pay without incurring a fine.

SRPE's governing documents require that clubs and committees be audited. Club presidents have been notified via letters. If your group has no dues or assets, submit a written statement to the office. If you have assets, submit a balance sheet listing income and expenditures.

The exterior lighting system has been repaired, and the materials costs for the new library shelves, built by Bill and Doris Van Norman, came in under the initial estimate.

Mary thanked the Gray Power group for their volunteer work on several projects despite the cold weather.

## **CONTINUING BUSINESS**

**Bylaws Committee Update:** James Clarke said the proposed changes to the bylaws should be finalized in six to eight weeks. They will be subject to a community approval process later this year.

**Elections Committee Update:** Debbie Moriarty said nominations for the office of president, the five trustee terms that expire this year and the two current vacancies are due on February 8. She explained the role and duties of trustees. Ballots will be mailed out on February 16, with a return date of March 2. The ballots will be counted, and the results announced at the March meeting.

**Alternate Dispute Resolution Committee Update:** Joan Ward said there will be a training session for people interested in serving as mediators in disputes in other communities on February 21 at Holiday City South. Contact Joan for more information.

**Berkeley Township Senior Coalition Update:** Debbie Moriarty said Berkeley Township has appealed the recent Superior Court decision that the wording of the ordinance prohibiting the sale of homes in communities like ours to people under 55 is illegal, and they are waiting for the case to be assigned to a judge. On March 3, the Ocean County Health Department will be holding a major health and information event at Holiday Heights. Details in the Park Echo. Ten Hovnanian-owned properties have been sold to Horizon Equities. The properties include the mini-mall on Plaza Drive. It is hoped they will bring more stores and businesses to the area. The Air Show will be at the Joint Base on May 19-20.

## **NEW BUSINESS**

**Motion #1: To transfer the FY2021-2022 surplus of \$9,495 from the Operating Account to the Reserve Fund Account.** Dru Sangemino explained that whatever surplus exists after all bills have been paid from the prior fiscal year is generally applied to bolster the Reserve Fund. Mary Conery made the motion, which was seconded by James Clarke and approved unanimously.

**Motion #2: To invest a total of \$348,111.74 in the Reserve Fund Account as follows: 1) \$150,000 in a Lakeland Bank 18-month CD at 4.5% APY payable quarterly. 2) \$198,111.74 in a Kearny Bank Money Market fund at a current interest rate of 3.3%.** Dru Sangemino explained that the board approved the removal of these funds from M&T Bank, which was paying very low interest rates, and the re-investment of them in newly available, higher-return accounts at Lakeland Bank and Kearny Bank. Debbie Moriarty made the motion, which was seconded by Gail DiNicolas and approved unanimously.

**Motion #3: To approve an expenditure of not more than \$1,200 to purchase new chairs for the library.** Debbie Moriarty explained that this motion will supplement the \$900 raised by the Library Décor Committee through bake sales to purchase new chairs for the library. This will improve the ambiance of the library and provide enough seats for committee and club meetings. Debbie made the motion, which was seconded by Karen Crossley and approved unanimously.

## **SECTION REPORTS**

The trustees said all was quiet. Joan Ward thanked a resident who reported a dead deer in the common area to the township, and reminded residents that drawing attention to common area issues is everyone's responsibility.

## **CLUBS AND COMMITTEE REPORTS**

*Beautification/Garden Committee:* The next meetings will be on March 13 and March 27 at 9:00 a.m. They plan to remove some dead plants and trees. Engraved bricks for the new patio will be available for sale at \$35 each through March 1.

*Billiards Club:* They meet at 7:00 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays.

*Common Grounds Committee:* In response to homeowners' requests, the new grass-cutting contract calls for service every two weeks starting in the Spring. We are also adding applications of lime, fertilizer and weed retardant to the area around the clubhouse.

*Entertainment Committee:* More than 90 people attended the Coffeehouse performance featuring “We’re Your JAM.” The next two events in the Coffeehouse series – \$5 for one-hour shows starting at 7:00 p.m. sharp, with coffee and cake afterward – are “Sal Evola’s Classic Rock Italian Style” on February 22 and “Roe Piccoli’s Show Tunes” on March 22. People are urged to send in their payments by the deadline, as it helps the committee plan for set-up and food. Walk-ins will be admitted, but an extra charge will be applied.

The Kentucky Derby Party will be May 6. An indoor/outdoor BBQ will be held in June. Details on all Entertainment Committee events are in the Park Echo.

*Flea Market:* A traditional flea market will be held at the clubhouse on March 25. Vendors are encouraged; contact Katherine Kohler (843-655-3558) for details. Gail DiNicolas said the committee will provide \$450 from their profits to pay for the transportation and set-up of the gently used billiards table donated by a resident.

*Gray Power:* They have removed the collapsed cement block BBQ from the picnic area and pine needles and branches left in the parking lot. The broken kitchen cabinet was removed and the wall re-painted, and the lock on the library cabinet was repaired. Pat Tatulli urged people who would like to contribute their DIY skills to the community for an hour or two to join them at the clubhouse on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays at 9:00 a.m.

*House Committee:* A committee is being formed to establish short- and long-term goals to refurbish the clubhouse, including kitchen, bathroom, stage and other upgrades, with the improvements paid for through fund-raisers. If you would like to help with this project, call the office or contact Gail DiNicolas directly.

*Library Décor Committee:* Nina Callari reported that Bill and Doris Van Norman have completed the new shelves, which are beautiful.

*Park Echo:* Please contact Gail DiNicolas as far in advance as possible if you have items you would like to include.

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

*Roamers:* The next outing will be Thursday, February 16. Check the SRPE e-mail blasts for details on future reasonably priced group restaurant excursions, or contact Oliver Oramas for more information.

*Sunshine Club:* Elva Hall sent out two get well cards and one sympathy card in January. She thanked an anonymous donor who provided funds to mail the Park Echo to former residents, and urged people to call her if they know of a neighbor who would appreciate a card.

*Trees Committee:* Oliver Oramas reminded residents that only dead, diseased, or dangerous trees are eligible for removal from the common area.

*Welcome Committee:* Penny Rapicano delivered eight welcome packs to new residents in the last few months. She has also reached out to state, county and municipal agencies, the National Weather Service and non-profit groups for flyers, incidental items and other information that will be helpful to people new to our area.

## **BUDGET EXPLANATION AND PUBLIC COMMENT**

Dru Sangemino thanked the budget committee for their work. Copies of the 2023-2024 budget were mailed to all homeowners and are available in the office. Ballots on the budget must be returned to the office by February 8. The results will be announced at the March meeting.

Dru noted that the budget includes a dues increase of \$10 per quarter to cover increased costs. Two areas account for the largest increases: The Reserve Fund contribution and the common grounds lawn cutting.

The Reserve Fund contribution is made every month. The increase is considerable for two reasons: SPRE’s Accountant has expressed concerns that the SRPE reserves are severely underfunded, and discussions at the New Jersey state level have indicated the legislature may consider codifying rules requiring a minimum level of funding for HOA reserve funds. This has caused a considerable increase in the monthly reserve contribution. The upcoming contract with our lawn maintenance provider provides

for increased frequency of the common grounds lawn-cutting and fertilization in response to complaints from numerous homeowners, which accounts for the increase in overall costs for the year.

A new resident asked for an explanation of the Reserve Fund, which was provided by board members.

#### **PUBLIC COMMENT ON OTHER MATTERS**

A resident asked that an e-mail blast be sent regarding the cancellation of the Faux Bingo event.

Two residents expressed concerns about a malfunctioning streetlight on Stanford near Edgebrook. Board members said there is a phone number on the light pole to call to report an outage to the electric company.

A resident asked why the board approved a new rule on contractor signs at the last meeting, as she understood that this matter is addressed in the Covenants & Restrictions. Board members explained that this provision was removed from the C&Rs in the recent revisions approved by residents and has been subsequently addressed as a rule, which is permissible under the governing documents. Another resident asked about signs remaining in place while the project is awaiting township inspection approval. Board members said if the contractors must come back to make adjustments, they can bring the sign back.

A resident asked whether it is appropriate for Gail DiNicolas to serve as Park Echo editor, as this is generally a paid position and SRPE documents state that Trustees cannot receive compensation from the association. Board members responded that Gail is currently serving as editor in an unpaid capacity.

#### **ADJOURNMENT**

The meeting was adjourned at 7:56 p.m. The next meeting will be Thursday, March 2, at 7:00 p.m. at the clubhouse.

Kathryn Forsyth, Recording Secretary