

## **Silver Ridge Park East HOA March 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.

He explained the process by which the ballots would be tallied in the 2023 SRPE elections. The ballot box was unlocked in the presence of the audience. While the votes were counted, the board proceeded with the regular meeting agenda.

### **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-five residents signed the attendance sheet.

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

Residents who would like to attend the HOA meetings but are uncomfortable driving at night should contact the office during business hours and a volunteer will pick them up and take them home.

Some people have suggested that we hold the HOA meetings earlier in the day. Our goal is to hold meetings at a time most convenient for most residents to attend. If you have an opinion on this, drop it in the suggestion box, e-mail us via the website, or call the office.

The HOPA form was included as an insert in the March Park Echo. It's important that all homeowners and renters fill out this document and submit it to the office by the end of March. HOPA is the Housing for Older Persons Act, a federal law. It requires that communities like ours keep up-to-date records on the names, ages and birth dates of the people who live there. We will be giving people a 30-day grace period after March 31 to fill it out and return it, but after April 30, a \$25 fine will be imposed on residents who fail to submit it.

The board will be approving a motion to retain the services of a new attorney, Karl Meth, Esq., of the law firm of Becker and Poliakoff. A committee of trustees conducted an extensive search process to fill this position, interviewed several attorneys with expertise in community association law and reported back to the board. It was determined that Mr. Meth would best fit our needs.

The township fire inspector suggested that people using the clubhouse at night leave the doors to the library and the billiards room closed when they depart for the evening, because fire spreads more quickly if doors are open. This conflicts with what the Berkeley police told us about their preference that the doors be left open so that they can better see the entire interior of the building. The board is going with the fire inspector's recommendation at this time. In the meantime, if you are among the last to leave at night, please leave the blinds in the library and billiards room open so the police can see into those rooms from the outside.

There will be a bake sale on March 25 at the indoor flea market. The profits help pay for clubhouse and garden improvement projects, so come out and support our community.

This was Phil's last meeting as SRPE President, and the last meeting as trustees for Oliver Oramas, Gail DiNicolas and Karen Crossley, who did not seek re-election. They all made brief comments, thanking the residents for the honor of serving in these positions, reflecting on their experiences, and noting that they will remain involved with the community in other capacities.

### **Approval of the Minutes of the February 2, 2023 HOA Meeting**

James Clark made a motion to approve the minutes, which was seconded by Mary Conery and approved unanimously.

### **Treasurer's Report**

With one month to go in the fiscal year, SRPE has a surplus thanks largely to the mild weather conditions that minimized expenditures for snow removal and tree costs, and a reduction in administrative salaries as our administrative secretary was incapacitated due to injuries. Her duties were covered by volunteers while she was absent. The surplus covered shortfalls in the areas of building repair (improvements to the HVAC system), library improvements (shelving and painting), and office supplies (preparation and mailing of the ballots to amend the Covenants and Restrictions.)

Karen Crossley made the motion to approve the report, which was seconded by Michael Joffe and approved unanimously.

### **Administrative Report**

Mary Conery reported that two homes sold in February and 14 homes are currently for sale.

We contacted the mayor's office and DPW to report that despite assurances, York Street and York Court were not repaved last year. The mayor responded that York Street, Waldwick Court and Oxford Drive are on the March re-paving schedule, and the township will also be addressing the potholes near the Southampton Road bridge.

The Audit Committee is still awaiting several club and committee balance sheets. Reminders have been sent. If you have no dues or no assets, submit a statement to that effect.

Finally, Nina Callari is retiring from her job as SRPE Administrative Secretary/Dues Collector later this year. This is a paid position. See the ad on page 20 for details about the duties and responsibilities, hours, and qualifications required.

### **CONTINUING BUSINESS**

**Bylaws Committee Update** – James Clarke said the proposed changes to the bylaws will be subject to community approval later this year.

**ADR Committee Update** – Joan Ward said there was a recent mediator training session, but at this point only one SRPE resident has volunteered. She urged people interested in serving as mediators in other communities' disputes to contact her.

**Defibrillator Purchase Update** – Debbie Moriarty reported that the board continues to research various matters involved with the purchase, including required levels of training for residents.

**Berkeley Township Senior Coalition Report** – Oliver Oramas said communities are expressing concerns about the need to purchase licenses to show purchased or rented movies or live sports events on large-screen TVs with amplified sound, or to hire DJs for events in their clubhouses. The licenses are expensive, and penalties are significant. The Coalition will continue to discuss this matter. He also reported that: The county Board of Health is conducting inspections of clubhouses; the age-restricted ownership legal matter is on hold until the township's appeal has been heard by a judge; and some of the member communities are considering negotiating with Senior Publishing as a group.

### **NEW BUSINESS**

**Motion #1: To ratify the Architectural Committee's approval of improvements to the following properties: 1) To replace the current 9x10 foot patio blocks with new blocks and increase the size of the patio to 13x13 feet at 4 Sherwood Lane. 2) To install a 232-square foot deck over and existing cement patio at 1015 Edgebrook Dr East.** Debbie Moriarty made the motion, which was seconded by Patrick Tatulli and approved unanimously.

**Motion #2: To retain the legal counsel of Karl Meth, Esq., of the law firm of Becker and Poliakoff, to serve as SRPE's attorney, effective April 1, 2023.** Debbie Moriarty made the motion, which was seconded by Oliver Oramas and approved unanimously.

### **SECTION REPORTS**

All the trustees said things were quiet. Pete Szybel has seen a lot less trash in the common area recently and thanked residents for abiding by the rules. Several trustees expressed concern about the increasing amounts of lettuce and carrots that are being tossed in the common area in an apparent attempt by some

residents to feed the deer. They noted that feeding the deer does them no favors, and that feeding wild animals is prohibited under Berkeley Township ordinances.

## **CLUB AND COMMITTEE REPORTS**

*Beautification/Garden Committee:* Karen Crossley reminded residents that bake sale profits support the garden committee efforts and urged people to come to the next sale on March 25. The next meeting will be Monday, April 13, at 9:00 a.m., and she urged people with an interest in gardening to join them.

*Entertainment Committee:* The Kentucky Derby Party on May 6 is \$20 per person (BYOB) and will feature supper at 4:30 and the race at 6:30, with a prize for the best hat. Gail said the issues regarding licenses to play recorded music and videos are of great concern to the committee. Upcoming events: On Wednesday, April 26, Amanda Rose, a local high school senior with considerable performing experience, will present *Classic Country, Oldies and More*. There will be an indoor/outdoor BBQ in June, a dance in August and a holiday dance in December. Gail said they are looking into bringing a comedian (or maybe two) in the fall. Details on all Entertainment Committee events are in the Park Echo.

*Flea Market:* Profits from future SRPE flea markets will be used for the clubhouse décor updates.

*Gray Power:* Pat Tatulli urged people who can contribute DIY skills (or just elbow grease) to the community for an hour or two every other week to call him directly, sign up as a volunteer in the office or just join them at the clubhouse on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays at 9:00 a.m. In the past month, they have: Removed two big trees near the street; assembled the new library chairs, fixed the cabinet lock and brought all the books back to the library; disassembled the new pool table, bought it to the billiards room and reassembled it; and cleaned up street debris near drains. He thanked all the volunteers and estimated that their efforts have saved the association several hundred dollars.

*House Committee:* A committee is being formed to recommend design changes in the clubhouse, with the improvements paid for by fundraisers. See the ad in the Park Echo. If you have any DIY skills you can contribute to this effort, or if you would like to help in any way, call the office or contact Gail DiNicolas directly.

*Hospitality Committee:* They were short-staffed as many regular volunteers were on the vote-counting team, and thanked the other residents who stepped in to help.

*Golf Club:* The 2023 season launch meeting will be at 10:00 a.m. on Saturday, April 15, at the clubhouse; the first play date is April 25. Club dues are \$50/year, and then you pay directly for the rounds you play. Contact Arnie DeBow for more information.

*Park Echo:* Contact Gail DiNicolas as far in advance as possible if you have items you would like to include, as Senior Publishing has cut two pages from the amount of SRPE content space.

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

*Roamers:* The next outing will be Thursday, March 30, at Dina's restaurant on Rt 37 West. Contact Oliver Oramas for more information, and check the SRPE e-mail blasts for details on future reasonably priced group restaurant excursions.

*Sunshine Club:* Elva Hall said in the last year, she sent 30 Park Echos to former residents, 35 get well cards and 22 sympathy cards, and is now sending birthday cards to people 100 years old or more. Elva received \$50 from the association for expenses in October and currently has a balance of \$28.54. She reminded people to call her if they know of a neighbor who would appreciate a card, and urged people to get in touch if they have suggestions about anything she needs to do differently.

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

*Women's Club:* Their next meeting will be on March 17.

There were no reports from the Architectural, Common Grounds, Library Decor and Welcome Committees, and the Bocce, Billiards, and Exercise Clubs.

### **PUBLIC DISCUSSION**

While everyone agrees that the clubhouse needs improvement, there was a discussion as to how these improvements should be financed. Some residents suggested it was unrealistic to expect that this could be achieved by small fundraisers alone, and that money from other community accounts should be used.

Board members said this was not included in the 2023-2024 budget, but that it would continue to be discussed. A former president of the now-defunct Fund-Raisers Club reminded people that this group's efforts paid for many improvements over the years, including the large-screen TV. Several residents offered suggestions about other fund-raising strategies. Another resident suggested that the board was not addressing matters like this in an expeditious manner.

Another discussion took place regarding the licensing requirements for showing videos and DJs playing music, and other entertainment events. Several residents made suggestions as to how this could be addressed.

There have been recent reports of teenagers trespassing in SRPE, including climbing on the clubhouse roof. The board will be discussing this with the police.

*The meeting was recessed for approximately 20 minutes while the election vote count was concluded.*

### **ELECTION RESULTS**

Oliver Oramas was elected to serve a one-year term as the new president of the association. Michael Joffe and Joan Ward were re-elected to serve two-year terms as trustees, and Tom Coffey, Susan Swain and Trudy Venskus were newly elected to serve two-year terms as trustees.

See the summary on page 11 by Election Committee Chair Debbie Moriarty for more details.

### **ADJOURNMENT**

The meeting was adjourned at 8:20 p.m. The next meeting – which will be the HOA's annual reorganization meeting – will be at 7:00 p.m. on Thursday, April 6.

Kathryn Forsyth

Recording Secretary