

## **Minutes of the Silver Ridge Park East April 4, 2023 HOA Meeting**

(Minutes are unofficial until approved by the Board)

President Oliver Oramas called the meeting to order at 7:08 p.m.

SRPE Office Manager Kathy Conte, a licensed notary public, administered the oath of office to newly elected Trustees Trudy Venskus, Susan Swain and Tom Coffey, who will be serving two-year terms, and the new President, Oliver Oramas, who will be serving a one-year term.

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

Trustees Trudy Venskus (Section 1), Peter Szybel (Section 4), Susan Swain (Section 5), James Clarke (Section 6), Tom Coffey (Section 8), Mary Conery (Section 10) and Debbie Moriarty (Section 12) were present. Trustees Patrick Tatulli (Section 2), Joan Ward (Section 3) and Michael Joffe (Section 11) were not present.

Twenty-two residents signed the attendance sheet.

### **Announcements by President Oliver Oramas**

Everyone who has not yet submitted their household's HOPA form should get it to the office as soon as possible. It was due on March 31. There is a 30-day grace period, but if you don't submit it by April 30, a \$25 fine will be imposed.

HOPA is the Housing for Older Persons Act, a federal law requiring communities like ours to maintain current records of everyone who resides here, and their ages and birth dates. If we don't have these available for review, we could be fined, or at worst, lose our tax-exempt status.

Quarterly association dues were due on April 1. There is a 30-day grace period, but if your first quarter dues are not paid by May 1, a \$25 fine will be imposed.

A resident asked if we could allow residents to park recreational vehicles in the clubhouse lot for a fee. While we can always use the money, the board determined that we cannot accommodate this request.

Our parking lot is not very big. When we have entertainment events or flea markets, people often must park along Edgebrook Drive. RVs in the parking lot would just take up too much space, and the insurance considerations would be cost prohibitive.

At the last meeting, a resident asked why it often seems to take the board a long time to make decisions. Oliver explained the board's process:

The board is empowered to make decisions on behalf of the residents of our community, and we want to know what residents think about the choices we are considering.

When it comes to major proposals, such as rule changes or significant motions, we like to announce them at least a month before the board votes on them. That way, they will be printed in the minutes in Park Echo, so residents who did not attend the meeting will have a chance to weigh in prior to our vote. To do that, contact your section trustee, leave a note in the suggestion box, e-mail or call the office or click on the website suggestion box.

Residents should know that unlike most of the other 55+ communities in Berkeley, SRPE does not employ a full-time, professional association manager. This is a considerable savings to residents in terms of dues, but running an association like ours is a complicated business with a lot of moving parts. SRPE has five part-time employees and officers who serve in administrative capacities, but the all-volunteer board does much of the policy work themselves.

Prior to a major decision, we form a committee to thoroughly research the matter and the various cost options to implement it. The committee's findings are discussed at agenda meetings, and the board comes to a consensus as to how to move forward. Recent examples would be the extensive search for a new board attorney and the purchase of a defibrillator for the clubhouse.

So we ask for your patience. Sometimes our process may take a little time, but the board feels it is more important to make the right decision rather than the fast decision in non-emergency matters.

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

James Clarke made the motion, which was seconded by Peter Szybel and approved unanimously.

### **Treasurer's Report – Treasurer Dru Sangemino**

Thanks to lower tree costs last year, there is a healthy surplus for FY 2022-2023, which will be applied to the reserve fund. The board has also taken advantage of higher interest rates at various banks to invest the reserve funds in a CD paying almost 5% and a money market account bearing more than 3%.

In the current fiscal year, more money has been budgeted for the maintenance of the common grounds and updates to the clubhouse, which should result in a noticeable improvement in the look and feel of SRPE. The planning for these improvements is being undertaken by an enthusiastic group of volunteers who care deeply about our community.

Mary Conery made the motion to approve the report, which was seconded by Trudy Venskus and approved unanimously.

### **Administrative Report – Trustee Mary Conery**

Four homes closed in March and there are five homes currently for sale. There are currently four flippers remodeling properties. Fines collected in March totaled \$100, and eight violations are currently in progress. One lien was collected, and five others are outstanding.

About 60% of the HOPA forms have been returned as of this date.

Trustee Tom Coffey, a retired firefighter, researched the FD recommendation about our fire extinguisher situation and determined that we could get the same protection for about half the amount suggested. The board will discuss this at the next agenda meeting.

Proposals have been solicited from three vendors for a Spring clean-up of the common grounds in the six cul-de-sacs and 12 islands. The board will discuss this at the next agenda meeting.

SRPE needs to commission a new appraisal of the insurable value of the clubhouse. This has not been done since 2007.

Grey Power volunteers donated 33 hours in March to clubhouse and common grounds improvements.

## **CONTINUING BUSINESS**

**Bylaws Committee Update** - James Clarke reported that when our new attorney completes the review of the ballot for the update of the bylaws, it will be mailed to all residents for a vote, in a process similar to that used for the approval of the changes to the Covenants and Restrictions earlier this year.

**Defibrillator (AED) Purchase Update** - Debbie Moriarty reported that the committee researched New Jersey's laws regarding AEDs and the various pricing options available to communities like SRPE. The board determined that the best option would be to purchase a new unit with all the necessary warranties and legal approvals, cabinet and amenities, and to pay for the required CPR certification of at least one member of the community. Trustee Tom Coffey has agreed to undertake the certification course.

**Coalition Report** - Mary Conery reported that residents should be aware of a fraud property possession scam in Ocean County regarding changes to the titles of homes in 55+ communities by people who do not own them. All homeowners should check this out. The county is now providing a free property alert service at [www.oceancountyclerk.com](http://www.oceancountyclerk.com). More information is available in the SRPE office, on the website and in the Park Echo.

The Ocean County Health Department is inspecting 55+ communities' clubhouse kitchens, requiring three kitchen sinks and a hand sink – which SRPE does not have – to serve various types of meals. The board will discuss this at the next agenda meeting, as planned improvements to the kitchen could address this issue.

The age discrimination issue is still pending. Berkeley Township's appeal process is still underway.

## **NEW BUSINESS**

**Motion #1: To ratify the Architectural Committee's approval of improvements to the following properties: 1) Widen the driveway to 20 feet at 43 Southampton Road. 2) Clear overgrown roots in the backyard and cover the area with small stones at 879 Edgebrook Drive North. 3) Install a lattice fence structure at 59 Edinburgh Drive.** Debbie Moriarty made the motion, which was seconded by Susan Swain and approved unanimously.

**Motion #2: To approve the expenditure of not more than \$1,600 to purchase a defibrillator for the clubhouse and cover the associated costs.** Debbie Moriarty made the motion, which was seconded by Tom Coffey and approved unanimously.

## **SECTION REPORTS**

All the trustees reported that everything is quiet in their sections.

## **CLUB AND COMMITTEE REPORTS**

*Beautification and Garden Committee* – Karen Crossley reported that committee meetings will now be on the 1<sup>st</sup> and 3<sup>rd</sup> Tuesdays of the month so that they can work with the Grey Power group on joint projects. She noted that the engraved bricks for the patio will be arriving in a few weeks.

*Billiards Club:* They are there at 7:00 p.m. on the 2<sup>nd</sup> and 4<sup>th</sup> Tuesdays and invite everyone to join them.

*Clubhouse Design Team:* This is a new committee looking into projects to spruce up the clubhouse. Its focus will be identifying short and long-term projects, performing due diligence in researching contractors and available resources, determining a path moving forward and fundraising. If you have any design skills or are just interested in joining in this effort, contact Gail DiNicolas with your phone number and e-mail. They are hoping to set up an initial meeting in early May.

*Entertainment Committee:* There was a nice crowd for Roe Piccoli's excellent coffeehouse performance. The next coffeehouse is on April 26 featuring Amanda Rose, a talented local high school senior who has been selected to join the American Music Abroad Gold Tour in July. She will be performing classic country, oldies and other music.

Upcoming Events (details in the Park Echo): Kentucky Derby party on Saturday, May 6: \$20 pp, includes appetizers, supper, dessert & coffee. BOYB. Prize for the best hat. Indoor/Outdoor Summer Kick-Off picnic on Saturday, June 3: \$5 pp. SRPE will provide hamburgers, hot dogs, fixings, water and soda. BYOB and a side dish to share between 6 to 8 people. Music provided by the A.K.A. band.

*Flea Market:* The March 25 Flea Market and Bake Sale was very successful, with 31 vendors and one of the largest crowds in a long time. Gail Di Nicolas thanked the organizers, the set-up team, the kitchen volunteers and all who contributed to the sold-out bake sale.

*House Committee:* The POW/MIA flag has been replaced.

*Park Echo:* Please get your suggestions for articles or items to Gail DiNicolas as early as possible. The final deadline to submit completed copy for the following month's edition is usually around the 7<sup>th</sup> or 8<sup>th</sup> of the prior month. Editor Gail would prefer that copy be sent by e-mail, but if that is not possible, you can drop your article off in the office.

*Pins and Needles:* They meet every Tuesday from 1-3 p.m. in the library. If you enjoy knitting, crocheting, sewing or crafts, join them.

*Sunshine Club:* Elva Hall sent out three Park Echos to former residents, four get-well cards, one sympathy card and a milestone birthday card to a 100-year-old resident. She has \$26.15 left in her account. Elva reminded residents to be sure to contact her if they know of a neighbor who would appreciate a card.

*Trees Committee:* The storm at the end of March brought down two large pine trees and one cedar. Two dead trees will be removed in April. Please note: If a tree on your property overhangs the street, the township street sweeper will not clean the street below it for fear of damage to the new truck.

*Women's Club:* With great reluctance, Carol DiGiacomo announced that the Women's Club is being disbanded. They always had excellent events, but there are not enough people coming to the meetings anymore, and the discontinuation of the SRPE bus has made their day trips very difficult to organize.

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

#### **PUBLIC DISCUSSION**

Gail DiNicolas provided additional information on the clubhouse design team. She stressed that volunteers would not be required to do the physical work on the projects themselves unless a member of the team has particular DIY skills in a specific project area and is interested in undertaking the job. A resident asked how much the savings in the FY 2022-2023 budget contributed to the Reserve Fund. Treasurer Dru Sangemino said that after all accounts are finalized, it will be approximately \$25,000.

#### **ADJOURNMENT**

The meeting was adjourned at 7:45 p.m. The next meeting will be on Thursday, May 4, at 7:00 p.m. at the clubhouse.

Kathryn Forsyth, Recording Secretary