

Silver Ridge Park East Homeowner's Association Meeting Minutes October 5, 2023

(Minutes are unofficial until approved by the board)

President Oliver Oramas called the meeting to order at 7:05 p.m.

Roll Call of the Board of Trustees

Trustees Trudy Venskus (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3, via Zoom), Peter Sztybel (Section 4), James Clarke (Section 6), Mary Conery (Section 10), Michael Joffe (Section 11) and Debbie Moriarty (Section 12) were present. Trustee Susan Swain (Section 5) was not present. Sections 7, 8 and 9 are vacant. Thirty-two residents signed the attendance sheet.

Announcements by President Oliver Oramas

At the last meeting, a Sutherland Court resident expressed concerns about the removal of most of the vegetation on the court circle. The area was extremely deteriorated, and most of the existing trees and other plants could not be saved. The Board is committed to refurbishing the circle.

A registered nurse will be at the clubhouse for consultations and to answer residents' questions on Thursday, November 2, from 10:00 a.m. until 12:30 p.m. Please call the office if you wish to take advantage of this service so we can determine how many people need to be accommodated.

We are still working on the upgrading of the audio system in the clubhouse. We hope to have more information next month.

Unlike several other Berkeley 55+ communities, SRPE does not employ a full-time association manager/administrator. This is a huge savings to residents in terms of dues, but it also means that the volunteer trustees do most of the policy work themselves, which can take time.

A form was inserted in the October Park Echo asking for your preferred contact numbers for our new automated messaging system, which will provide information on community events, emergency alerts or updates when something important arises. It will also allow us to notify individuals personally when they are late with dues or other matters, minimizing fines for residents and saving SRPE a considerable amount in postage costs.

You can choose to receive these messages via e-mail, text, or landline. They will not be so frequent as to become annoying, the contact list will not be shared with anyone else, and there is an opt-out option for residents who don't want to participate. Please fill out the form and return it to the office ASAP. If you have misplaced it, you can get another one at the office.

The defibrillator has been delivered to the clubhouse. Under state regulations, we now need someone in the community willing to be certified in CPR. If you are interested in helping SRPE in this way, please contact the office ASAP. The association will pay for the certification training, and you will not be required to be physically present at the clubhouse all the time.

Great news on the Trex program: Thanks to residents' contributions of their soft plastics and some generous contributions from local retailers, we have collected the needed 500 pounds of material to get a free bench, which is on display on the stage tonight. We are well on our way to obtaining a second bench, so please keep depositing your soft plastics in the box in the lobby.

Now that it is fall, people will be using the cloakroom. Please make sure you are wearing your own coat – not someone else's – when you leave. At an event a couple of weeks ago, some of the coats got mixed up. So please, be careful.

Finally, many of our committees are in desperate need of new volunteers. Here in SRPE, giving back to your community generally means a couple of hours a month, not a full-time commitment.

Do you enjoy gardening? Join the Beautification Committee to help improve the look of the area around the clubhouse. Do you have DIY skills? Join Grey Power and help complete the projects needed to maintain the clubhouse and the grounds.

Are you a “people person”? Join the Entertainment Committee to help plan new events. Or join the Welcome Committee to help welcome new residents. Or volunteer to help the Hospitality Committee set out cake and coffee at the HOA meetings.

Are you a “numbers person” who would like to learn more about SRPE spending? Join the Budget Committee.

There are many ways to help enhance our community without a huge commitment of time. Check out the list of Clubs and Committees on page 3 of the Park Echo and contact the chairs of the groups that interest you.

Also, we now have three trustee vacancies, and the position of vice-president is also vacant. If you would like to learn more about serving our community in these capacities, speak to any of the trustees or call the office.

Approval of the Minutes of the September 7, 2023 HOA Meeting

In her administrative report at the September meeting, Mary Conery said that the lawn and snow removal annual contract was approved. In fact, it has not yet been approved, and Mary asked for an amendment to the minutes to reflect that. The motion was seconded by Patrick Tatulli and approved unanimously. A motion to approve the minutes as amended was made by James Clarke, seconded by Trudy Venskus, and approved unanimously.

Treasurer’s Report

Dru Sangemino said while some expenditures last month exceeded budget expectations, we are still breaking even for the fiscal year. She encouraged residents to join the Budget Committee to help set expenditures for the next fiscal year. It would require participation in 3-4 meetings later in the fall. Call the office if you are interested. Debbie Moriarty made a motion to approve the Treasurer’s report, which was seconded by Mary Conery and approved unanimously.

Administrative Report

Mary Conery reported that six home sales closed in September, 17 homes are currently for sale, and three flippers are working on renovating properties in the community. Fines collected in September totaled \$310. More than 100 spotted lanternflies were found in a tree along Chutney Street. Mary said volunteers have been trying all the recommended methods to attempt to kill these invasive pests, and the infestation is very slowly decreasing.

Residents do not have to include coupons with their dues payments; your name and address on the check is sufficient for evidence of your payment to be recorded.

Mary welcomed Helen Griffin as SRPE’s new Administrative Secretary/Dues, and encouraged residents to be considerate and patient as Helen learns the intricacies of the job.

CONTINUING BUSINESS

Handicapped-Accessible Bathroom Update – Mary Conery reported that the plan is now to construct a unisex, ADA-compliant bathroom in what is now the coat closet. Three contractors, two plumbers and one architect have made site visits to evaluate the project. The next step is the architect’s preparation of a construction plan, which will include a new coat closet and storage closet at the back of the lobby. We appreciate residents’ patience, as this project requires strict compliance with several Berkeley Township codes and federal ADA requirements, while at the same time negotiating a fair price for quality workmanship.

Health Fair Update – Gail DiNicolas urged everyone to come to the Health and Wellness Resources Fair on Saturday, October 21, which is being conducted in partnership with the Ocean County Health

Department. There will be free screenings and flu and COVID shots. More than 20 vendors and presenters have signed up to provide information.

Coalition Report – Debbie Moriarty reported that the Coalition will be creating a website linked to the communities websites. She said only two other associations allow fences, with restrictions; one requires that they be either vinyl or wrought iron. Regarding a free live instructor for the exercise class, it was reported that the township does not pay enough to attract people to do the job. SRPE is trying to gather accurate information on the pending state legislation regarding home ownership in 55+ communities. Oliver Oramas said the Board has not taken an official position on this bill, but the Coalition is circulating a petition opposing it, which is available in the office should people wish to sign it.

NEW BUSINESS

Motion #1: To approve the hiring of Helen Griffin, of 31 Stanford Court, as the SRPE

Administrative Secretary/Dues. Debbie Moriarty made the motion, which was seconded by James Clarke and approved unanimously. Oliver introduced Helen, who will be in the office from 9-12, Monday, Wednesday, and Friday. He noted that when she gets up to speed, she may be able to take appointments outside those hours.

Motion #2: To approve an expenditure not to exceed \$300 for supplies needed to repaint the lines in the western section of the clubhouse parking lot. Mary Conery noted that the painting was done by volunteers, saving SRPE approximately \$500. The motion was made by Trudy Venskus, seconded by Michael Joffe, and approved unanimously.

Motion #3: To ratify the Architectural Committee's approval of the following improvements to the following properties: Installation of a 6x6 shed at 917 Edgebrook Drive North; Installation of seven Rhododendron and six matting grasses on the common grounds behind 4 Chutney Street; Relocation of the existing shed away from the house at 13 Chutney Street; Installation of a 7 x 10 shed at 28 Chutney Street; Installation of a 12 x 15 floating deck by the back door at 50 Edinburgh Drive. Debbie Moriarty made the motion, which was seconded by Mary Conery and approved unanimously.

SECTION REPORTS

Most trustees reported that everything is quiet. Pat Tatulli is dealing with a few minor matters. Mary Conery is working on a grass-cutting issue at a vacant home in section 9, which does not have an assigned trustee. Debbie Moriarty is working on the Sutherland Court circle matter, and asked for volunteers to help decide what to plant there.

CLUB AND COMMITTEE REPORTS

Beautification and Garden Committee – There will be a bake sale this weekend.

Billiards Club – They meet on the second and fourth Thursdays at 7:00 p.m. and welcome new players.

Common Grounds Committee – Mike Joffe said they are dealing with several matters, including the sidewalk issue on Chutney Street.

Entertainment Committee – Upcoming events include Comedy Night on Saturday, October 14, and the Holiday Dance on December 9, featuring DJ Johnny. Details in the Park Echo.

Exercise Club – They meet on Monday, Wednesday, and Friday at 9:00 a.m.

Flea Market – The Holiday Craft Show featuring hand-made items will be on Saturday, November 18. Details in the Park Echo.

Golf Club – Their annual banquet will be on November 8.

Gray Power – Volunteers donated 45 hours of time in September. Work included general clean-up around the clubhouse and grounds, the removal of two trees, and the pruning of another large tree, which had become an eyesore. They also re-painted the parking lot lines, and trimmed the trees. As part of the ADA bathroom project, they spent five hours probing and digging holes until they uncovered the sewer line; after the plumbers took their photos, the volunteers filled everything back in. This work alone saved

SRPE more than \$2,000. Pat Tatulli said they desperately need more volunteers to maintain the community to the standards residents expect and continue to save money on repairs. He also thanked Pete Szybel, who spent three days after the recent storm spate cleaning up branches and other debris on the roads and in the common grounds.

Hospitality Committee – They need volunteers to serve and bring baked goods to the HOA meetings.

Roamers – The next Roamers dining outing will be Thursday, October 19. Details via e-mail blast.

Park Echo – The deadline for the December issue is November 6. Please contact Gail DiNicolas as soon as possible if you have something you would like included.

Pins and Needles – They meet every Tuesday from 1-3 p.m. in the library.

Sunshine Club – Elva Hall sent four Park Echos to former residents, one sympathy card and three get well cards. She urged residents to contact her if they know of a neighbor who would appreciate a card. She noted that she only has \$3.57 left in her account. She was assured that the matter would be addressed.

Trees Committee – Tree costs for the first half of the fiscal year totaled \$24,577, slightly over the budgeted amount.

Welcome Committee – The committee delivered seven welcome packs to new residents.

PUBLIC DISCUSSION

There was a general discussion about strangers coming to homes and offering to provide various repair services. Oliver reminded everyone that solicitation is prohibited in SRPE, so call the office if you encounter this. He advised people not to answer their doors to anyone they do not know; if you do, speak to them through the locked storm or screen door, and never let anyone know that you live alone. You can also get a “Do Not Disturb” sign for your door, and the township provides “Do Not Knock” signs.

A resident asked what would be done with the old jigsaw puzzles in the library. Any residents who want them can take them. The puzzle collection is being replaced with new puzzles found at yard sales.

Another resident asked how she could contribute to the Sunshine Club. Elva Hall said she was always appreciative of donations.

In response to a question, Debbie Moriarty explained the CPR certification rules.

A resident asked how to report landscapers throwing debris in the common area. She was told to call the office.

Residents asked about a program offered several years ago to paint street numbers on curbs to assist police and emergency services in finding addresses. They were informed that this was not a community-sponsored initiative, but that it is a good idea to get it done.

Several residents reported that people leaving out food for animals is still a problem. They were advised that feeding wildlife is prohibited under township ordinances.

Trustee Pete Szybel reminded everyone that Saturday, November 11, is Veterans’ Day, and invited people to join him in his effort to clean up the veterans’ cemetery in Whiting and place flags on the graves. If you can contribute a few hours to honor our deceased veterans for their service, contact Pete.

Finally, a resident asked where the new bench will be placed. Oliver said that is still to be determined.

ADJOURNMENT

The meeting was adjourned at 8:05 p.m. The next meeting will be Thursday, November 2, at 7:00 p.m.
Kathryn Forsyth, Recording Secretary