

**Silver Ridge Park East Homeowners Association
HOMEOWNERS (HOA) MEETING**

DATE: June 6, 2024

LOCATION: SRPE Clubhouse, 979 Edgebrook Drive N., Toms River, NJ 08757

TIME: 6:30pm – 25 Residents in attendance

- I. Call to Order:** President, Phil Cupo, called the meeting to order at 6:30pm.
- II. Speaker:** Cheryl L. Lewis, Vice President, Manasquan Bank presented on “Money Smart for Older Adults”.
- III. Motion** – To appoint Pat Tatulli as Trustee Protem for Section 2. Pat took the oath of office.
- IV. Roll call of Trustees:**
Present: Trudy Venkus, Pat Tatulli, Joan Ward, Pete Sztyle, Susan Swain, James Clarke, Kathy Conte, Dave Fuhrman, Mary Conery, Mike Joffe, and Debbie Moriarty
Absent: Lorraine Witkowski
- V. Presidents’ Announcements:** included Resignation of Dru Sangemino, Treasurer; Resignation of George Mascera and hire of Steve Nycz as Real Estate Liaison; Hire of Toni Gratzel as Recording Secretary; Hire of Nina Callari as Violations Chair; resignation of Section 3 Trustee Joan Ward as of October 1st; Annual Report and updated C&R’s available on website; Investment Club forming; Walkers are available for residents from the clubhouse; we have almost qualified for the second Trex bench which will be placed on Waldwick Court Circle; Encourage residents to sign up for No Knock through Berkeley Township; inclusion of new residents and deaths in the ECHO; Cost of DNA data base for dogs in the community makes it not feasible; 2025-2026 budget items planned for kitchen renovation, purchase of a utility cart and maintenance vehicle, updating the ladies’ room and Spring and Fall clean up by our landscapers.
- VI. Approval of Meeting Minutes:** Minutes of the May 2, 2024, meeting was voted on and approved unanimously.
- VII. Approval of the Treasurer’s Report:** Dru Sangemino reported we are on track for the first 2 months of the fiscal year.
- VIII. Board of Trustees Reports**
 - A. Administrative Report** was given by Mary Conery and included:
Real Estate Activity – 2 homes closed in March; 12 homes are for sale.
May Collections of fines was \$2,875.
Liens – 6 recorded liens; 5 new liens pending for unpaid dues and fines
Flippers - 5
 - B. Berkeley Township Coalition Report** was given by Debbie Moriarty.
HR-7084 – “You Earned it, You Keep Act” is stalled in Congress.
S2930 – Looks to limit the amount of information given for an OPRA request.
NJDMV Van – will be at Holiday City South on June 26th for Real ID and other transactions. No more appointments are available. Check the DMV website for other sites. The coalition is hoping to have the van again at HCS.
Holiday City Carefree- has achieved 100% funding of their reserves through a special assessment.
Veterans Clinic – on Hooper Avenue scheduled to open July 1st.
- IX. Unfinished Business:**
 - A. ADA Bathroom update:** passed the rough and electrical inspections.
 - B. Remote access** – to HOA and Agenda Meetings via Go to Meeting is planned.

X. New Business:

- A. Curb Repairs** – Joan Ward is working with the mayor's office to have the damaged curbs in the community repaired. Several streets are planned for repaving and will have curb repair at that time. Joan is supplying the mayor's office with a list of all the damaged curbs.

XI. Motions:

1. Mary Connery made a motion to hire Steve Nycz as Real Estate Liaison – *approved 9-2.*
2. Debbie Moriarty made a motion to hire Toni Gratzel as Recording Secretary – *approved 10- 1*
3. Dave Fuhrman made a motion to hire Nina Callari as Violations Chair - *approved unanimously.*
4. Kathy Conte made a motion to ratify the Architectural Committee's approvals: Extension of concrete pad, fence around patio, replace asphalt driveway with concrete and a shed (7x7x7.6) at 22 Brian Court; Shed and deck extension at 16 Chancellor Court; Widen driveway with pavers at 8 Eve Place; 14x16 deck at 43 Southampton; Install a wood pavilion at 4 Chutney; 12x12 deck at 1016 Edgebrook Dr. East; and a 12x8x8 wooden shed at 1107 Waterberry Court. - *Approved unanimously*

XII. Section Reports:

Section 2 reported on issues with dogs, noise, garbage and grass cutting

Section 4 reported he picked up limbs throughout the community

Section 6 reported issues with grass cutting

Section 7 reported a resident thought someone was taking down a tree in the common area. Situation resolved.

Section 9 reported on issues with trailers on properties

Section 10 reported overall in community there are 17 grass cutting issues, 1 sent to the code enforcement

Section 12 reported that residents are taking an interest in the renovated circle on Sutherland Court and there have been complaints of men trespassing on properties while they cut through yards which frightens residents.

XIII. Clubs and Committee Reports of note:

Common Grounds – Receiving weekly complaints; dead tree on Sutherland circle to be replaced.

Entertainment Committee - Hawaiian Luau on June 22nd has sold out. The next event is the Annual Picnic on September 7th.

Flea Market/Junk in the Trunk - Next event is a Holiday Craft and Bake Sale on November 11th

Park ECHO – Deadline for July issue is June 6th

Sunshine Club - 3 Park Echo's sent to former residents, 2 get well cards and 2 bereavement cards were sent. Please call Elva Hall with requests for cards.

Trees – reminder that trees are only taken down if they are dead, diseased or dangerous. They are not taken down because a resident doesn't like them.

Violations Committee – grass cutting is the most frequent violation

Welcome Committee – 5 welcome packages were delivered

XIV. Give Aways – A \$25 Wawa gift card donated by the Flea Market was won by a lucky resident.

XV. Public comments - Discussion around using lot to park trailers (Not enough room in our lot), grass cutting on common grounds, Emergency vehicles response at clubhouse, private party barbeque.

XVI. Next Agenda meeting is June 20th at 10am. No HOA meeting in July, the next meeting is on August 1st at 7:00pm followed by an Ice Cream Social.

XVII. Adjournment: The meeting was adjourned at 7:50pm by President Phil Cupo

Respectfully submitted in the absence of a Recording Secretary,
Debbie Moriarty, Trustee