

# AGENDA

## LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, APRIL 17, 2019 WILLOW HALL

**1:00PM**

Pledge of Allegiance

APPEARANCES: Daniel Keane and Ashley Janson from Allied Universal (formerly known as U.S Security)

### ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the April 3, 2019 minutes.
3. Motion to memorialize the quote from Mitchell Insurance Services for 2019-2020 in the amount of \$1,064,332.69 which compares to \$1,042,176.00 expiring (an increase of \$22,156.69) and sign the rate endorsement for insurance services as presented to the Board of Trustees by Tom Mitchell of Mitchell Insurance Services. This expense will be provided by account #8100 - Insurance Expense.

### COMMITTEE REPORTS:

Architectural Committee	(Tom Hardman)
Community Services Committee	(Janice Saylor)
Finance Committee	(Mary Lou Doner)
Administration Committee	(Judith Langreich)

RECREATION REPORT (M. Lighthipe)

COMMUNITY MANAGER'S REPORT (J. Schultz/ J. Snyder)

### UNFINISHED BUSINESS:

### NEW BUSINESS

1. Revisions to Specification 3\_5, "To Install or Replace Storm Doors"

- The next open Board meeting will be held on Wednesday, May 1, 2019 at 7:00pm in the Willow Hall Auditorium.

### ADJOURN OPEN MEETING

**AUDIENCE COMMENTS:** In general, audience questions and comments should be addressed to the interest of all residents. For resolution of personal or maintenance issues, contact the Department Manager or the Service Manager and, if necessary, the Community Manager.

LEISURE VILLAGE WEST  
BOARD OF TRUSTEE MEETING

APRIL 3, 2019  
WILLOW HALL

Present were L. Maiocco, C. Lupo, E. Murphy, F. Weinstein, S. Falk-Zitelli, A. Damato and S. Tozzi. Also present were Community Manager – J. Schultz, Service Manager – J. Snyder, Accounting Administrator – M. O'Connor, Recreation Director – M. Lighthipe and Michael Poluak from McGovern Legal Services.

This meeting commenced at approximately 1:00p.m with the pledge of allegiance.

APPEARANCES: Jamie D'Auria and Debra Rivoli from Pinnacle Federal Credit Union were present to speak about services the bank offers and clarify any rumors that have been circulating. (They left the meeting at 1:11pm)

ITEMS VOTED ON:

F. Weinstein moved to waive the reading of the minutes. C. Lupo seconded. All were in favor. Motion carried.

F. Weinstein moved to approve the March 6, 2019 minutes. A. DAMato seconded. All were in favor. Motion carried.

S. Falk-Zitelli moved to approve the 2019 Swimming Pool Rules as amended. S. Tozzi seconded.

S. Falk-Zitelli – Yes  
C. Lupo – No  
F. Weinstein – Yes  
E. Murphy – Yes  
A. DAMato – No  
S. Tozzi – Yes  
L. Maiocco – Yes

Motion carried.

A. DAMato moved to approve the purchase of a TM-34 Niftylift from Atlantic Aerials for a cost of \$21,256.16. This expense will be provided by account #3151 – Equipment Additions. The unaudited balance for this account as of 2/28/19 was \$108,776.74. E. Murphy seconded. All were in favor. Motion carried.

UNFINISHED BUSINESS:

1. C. Thompson, Chairperson of the Election Committee announced that the Rejection Ballot had failed. A Total of 56 valid votes were cast, far short of the needed 270 to overturn the actions of the Board of Trustees. The Bylaws amendments are now adopted.

M. Lighthipe, Recreation Director gave a report for the Recreation Department.

COMMUNITY MANAGER REPORT:

J. Schultz announced that the Board approved to have Ralph "Skin" Kern as Chairperson for the ADR Committee. Residents are reminded that the lockers at Club Encore should be day use ONLY and any locks left on them will be removed by end of business day on Friday. Willow Hall will be open on the first and third Saturdays, beginning April 6<sup>th</sup> through October 19<sup>th</sup> from 8am to 2pm to accommodate working residents that may need to handle Association business. Due to Manchester Township's current Energy Aggregation contract ending June 30, 2019, the Township recently went out to bid for a new third party energy provider who could offer electric at a lower rate than JCP&L. The Township did not receive any bids that the Mayor and Council felt would provide the residents ample savings on their electric bills. If and when a new contract with a third party energy provider, residents who were in the previous energy aggregation program will be automatically opted back in.

J. Snyder announced that paving in the Cambridge Circle area will begin on April 22<sup>nd</sup> and residents will be notified via a one-call a week prior with instructions. The water meter replacements have begun in the Village by the Township and if you received a letter, to please call and make an appointment to have yours switched out.

L. Maiocco reminded residents that their garbage should be placed in the receptacle outside their unit and not in the street or lawn. Residents are also reminded that pets are to be on a leash not to exceed six feet and attended by a responsible person. He also commended the Maintenance Department for a fantastic job on the tree removal process. The next phase will be working on the replacement of the trees.

The next open Board meeting will be a Town Hall meeting held on Wednesday, April 17, 2019 at 1:00pm in the Willow Hall Auditorium.

There being no further business, the Board meeting adjourned at approximately 2:12 PM.

---

Samantha Bowker  
Administrative Assistant

---

Fay Weinstein  
Board Secretary

Approved: PENDING

LEISURE VILLAGE WEST ASSOCIATION  
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 3\_5  
STORM DOORS

PERMIT REQUIRED  
Page 1 of 1  
Trustee Approved:  
OCTOBER 3, 2008

**SPECIFICATION TO INSTALL/ REPLACE STORM DOORS OR RETRACTABLE SCREEN**

**MATERIALS**

Replacement shall be heavy duty aluminum construction. The hardware (handle, lock, hinges, kick plate) shall be black or white enamel, nickel or brass.

**COLOR**

The color shall be brown or white.

**STYLE**

Acceptable door styles include: full or partial view, self-storing or removable glass panel, full or partial view jalousie. The glass must be clear, no frosted, decorative or stained glass panels are permitted. Decorative metallic inserts are not permitted. Screen doors (doors without glass panels) are not permitted.



**INSTALLATION**

The storm door installation must be made by a contractor who is registered with the Division of Consumer Affairs. The Contractor shall furnish the Leisure Village West Association Office with a current certificate of insurance before the resident can apply for a permit and before any work can begin.

The resident shall notify the Physical Plant Division Volunteer (name and phone number shown on face of permit) when the installation is completed.

**TERMS & CONDITIONS**

A copy of the TERMS & CONDITIONS, as attached to the resident's permit applies to all of the above.

RESPONSIBILITY FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER, OR SUBSEQUENT OWNER, AND NOT THE LEISURE VILLAGE WEST ASSOCIATION

Revised: 9/6/08

PENDING BOT APPROVAL