

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

APRIL 18, 2018
WILLOW HALL

Present were E. Baumeister, C. Lupo, S. Tozzi, L. Maiocco, S. Falk-Zitelli, F. Weinstein and S. Kaufman. Also present were Community Manager – J. Schultz, Service Manager – J. Snyder, Accounting Administrator - M. O'Connor. Recreation Manager, Mary Lighthipe was absent.

This meeting commenced at approximately 1:05 p.m. with the Pledge of Allegiance.

Mayor Kenneth Palmer made an appearance to update residents on items concerning Manchester Township, one item being a new Ocean County park that will be built in the Township and maintained by the County, the land to be donated to the County and the County will reimburse the Township for all costs the Township incurred to acquire the land. Another item discussed was town-wide home reassessments to be done by the Township, an 18-month process to be done by in-house Township staff. He also discussed the Manchester Township budget and the tax base for this year. Township recreation items were discussed, as was the Heritage Mineral project. Questions were entertained following the presentation.

ITEMS VOTED ON:

1. S. Kaufman moved to waive the reading of the minutes. C. Lupo seconded. All present were in favor. Motion carried.
2. F. Weinstein moved to approve the April 4, 2018 minutes. S. Kaufman seconded. All present were in favor. Motion carried.
3. S. Tozzi moved to contract with Roofing Masters for the 2018 Roofing and Gutter Replacement Program for a total of \$492,260.86, which includes 2,218 squares of roofing and 8,479 linear feet of gutter, on 103 units. This expense will be charged to GL #3270-Capital Replacement-Roofs. The unaudited balance for account #3270-Capital Replacement-Roofs as of 3/31/18 is \$1,086,086.82. S. Kaufman seconded. Motion carried.
4. C. Lupo moved to purchase 6 Aluminum Side Panel Swing Gates from Sunpower Security Gates for the 3 entry gates for a total cost of \$4,253.98. this expense will be charged to GL#3150-Property Fund-Replacements. The unaudited balance for account #3150-Property Fund-Replacements as of 3/31/18 is \$882,698.45. S. Tozzi seconded. Motion carried.
5. L. Maiocco moved to contract with Curry Electric for the replacement of 75 residential electrical panels for a total cost of \$54,375.00 This expense will be charged to GL#3295-Exterior Restoration and Unit Infrastructure. The unaudited balance for account #3295-Exterior Restoration and Unit Infrastructure as of 3/31/18 is \$178,619.45. C. Lupo seconded. Motion carried.

DIVISION REPORTS

Tom Hardman gave the Architectural Division Report.
Beverly Craft gave the Resident Services Report.
Mary Lou Doner gave the Finance Division Report
Judith Langreich gave the Administration Division Report

RECREATION REPORT

Joe Schultz, Community Manager, gave the Recreation Report.

COMMUNITY MANAGERS REPORT

J. Schultz, Community Manager, addressed how Verizon will bring cable into resident homes. He informed residents that he met with the Verizon Representatives and looked at all 21 models. Most of the units were not seen as problematic and all will be easily handled. After the ONT is mounted on the outside of the home and the resident calls for hook up, Verizon will bring 2 cables into the home: ethernet

cable, which will go right to the room the resident would like it in and the other to the attic or directly to the cable box.

J. Schultz, Community Manager, informed residents that the county will be having the Hazardous Waste Disposal Program on May 12, 2018. Residents need to call 732-367-0802 to pre-register.

J. Schultz, Community Manager, stated that LVW is still continuing efforts to explore a coffee shop in the commercial buildings.

UNFINISHED BUSINESS

1. Trustee Election Outline-Was given to M. Polulak, the attorney, and will come back in a slightly different format with not too many changes, for approval by the Board of Trustees.

NEW BUSINESS

1. Access to Record Policy- To be voted on at the 5/2/18 meeting.
2. Fiduciary Responsibilities Policy- To be voted on at the 5/2/18 meeting.
3. Pool Regulations Update/Pool Rules- J. Snyder, Service Manager, gave an update to the new 2018 NJ Dept. of Health Public Recreational Bathing regulations. After discussion and input from the membership, it was the consensus of the majority of the Board of Trustees to use two lifeguards at each pool for the 2018 pool season, not use a special exemption, and review again for the 2019 pool season. Further discussion is needed regarding badge checking.

BOARD REPORT

E. Baumeister stated that the Board will be meeting on April 25, 2018 to go over budget recommendations and long range plans, to see what can be accomplished over the next year, and projections for the next few years.

E. Baumeister stated that the Advisory Committee will be meeting on April 23, 2018 at 2:00 pm to go over past issues and discuss the role of the committee. A report will be made at the 5/2/18 meeting.



Michele Schoenig, for Samantha Bowker, Administrative Assistant



Sara Falk-Zitelli
Board Secretary

Approved: May 2, 2018