

The meeting was called to order at 7:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

PRESENT: Trustees: Present were President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Secretary - Thomas Hardman, Trustee - Louis Maiocco, Trustee - Fay Weinstein and Trustee - Al DAmato.

Management Staff: Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe.

ITEMS VOTED ON: *(Continued in Community Manager's Report and New Business)*

T. Hardman moved to waive the reading of the minutes. E. Murphy seconded. All were in favor. Motion carried.

T. Hardman moved to approve the March 2, 2022 minutes. A.DAmato seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

L. Maiocco moved to approve the purchase of the 2022 Case 21F (Articulating Loader) from GT Mid Atlantic for a total cost of \$74,530.88. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacements. J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

A.DAmato moved to approve the replacement of 75 electrical panels at a cost not to exceed \$79,868.75. The funds to meet this expense will be provided by account #3295 – Capital Replacement/Unit Infrastructure. L. Maiocco seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

F. Weinstein moved to approve the in-house siding painting for condo 93 at a cost of \$28,848.60. The funds to meet this expense will be provided by account #3000 – Deferred Maintenance/Siding Painting. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

J. Carmody moved to approve the 2022 driveway replacement schedule for 27 cement driveways at a cost not to exceed \$27,000.00. The funds to meet this expense will be provided by account #3275 – Capital Replacement/Concrete Driveways. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

J. Carmody moved to approve the amendments to the LVW Bylaws regarding Electronic Voting and Electronic Notices. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried. (Audience Comment)

E. Murphy moved to renew insurance coverage for LVW with Mitchell Insurance Services, Inc. for 2022-2023 at a total cost of \$1,413,602.59 which includes the purchase of three (3) additional ten million property limits in coverage along with a two-year rate endorsement. This expense will be provided by account #8100 – Insurance Expense. F. Weinstein seconded. J. Snyder gave a brief explanation. A vote was called.

F. Weinstein – Yes
E. Murphy – Yes
J. Carmody – Yes
A.DAmato – Yes
T. Hardman – Yes
L. Maiocco – No
C. Lupo – Yes

Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

Ed Traeger, Chairperson, gave a report for the Architectural Committee.

The Board announced the approval of new member, Steven Leslierandal for the Architectural Committee.

Mary Louise Doner gave a report for the Community Services Committee.

The Board announced the approval of new members: Kathleen Maiocco and MaryAnn Phillips for the Welcome Committee.

Charles Corvo, Chairperson, gave a report for the Finance Committee.

Beverly Craft gave a report for the Administration Committee.

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

COMMUNITY MANAGER'S REPORT: (J. Schultz and J. Snyder)

A one-call was sent to residents stating that JCP&L has scheduled an intermittent power outage on Thursday, April 7th between 8:00 AM until 2:30 PM. The rain date will be Friday, April 8th. The effected areas are Sterling Street and Edinburgh Lane. Management had gone out to bid for the 2022 Pool Management Services contract. LVW has again chose to remain an "Exempt" facility in accordance with Ocean County Health Department regulations. This means that the Association will only require one ambassador/pool manager per pool during open pool hours. The pool management company will also provide services to open and close each pool at the beginning and ending of the pool season. They will maintain the pool in accordance with Ocean County Health Department requirements and LVW's Rules and Standards. The bids are as follow:

Vendor	Description	Price
Carmona Pool Service	Bid for entire requirements of RFP	\$90,000.00
Millennial Pool Mang.	Bid for entire requirements of RFP	\$78,000.00
American Pool	(Would only provide Ambassadors for 8 hrs per day)	\$59,800.00
Candlewood Pools	Did not return a bid	N/A

Under the recommendation of Management, *F. Weinstein* moved to contract with *Millennial Pool Management* for the 2022 pool maintenance and management contract for a cost of \$78,000.00. This expense will be provided by account 8570 – *Swimming Pool/R&M*. *E. Murphy* seconded. There was no discussion and a vote was taken. All were in favor. Motion carried. It has come time to replace the Willow pool fence due to its age, condition, and the now height requirement. Management went out to bid and are as follows:

Vendor	Description	Price
MAC Fencing LLC	CT30-6 (54")	\$22,450.00
Tico's Fencing	E054202 (54")	\$25,240.00
No Common Fence	Jareth (54")	\$43,850.00
Carl's Fencing	Hawthorne (48")	\$30,700.00
Carl's Fencing	Bedrock (48")	\$25,300.00

Under the recommendation of Management, *A.DAmato* moved to contract with *MAC Fencing LLC* to replace the Willow pool fence with 54" three rail aluminum pool fence for a cost of \$22,450.00. This expense will be provided by account #3230 – *Capital Replacement/Common Buildings*. *L. Maiocco* seconded. There was no discussion and a vote was taken. All were in favor. Motion carried. The Encore pool pump is in need of replacement. The existing pump is no longer made by the manufacturer. It is a cast iron pump and rusts every season requiring extensive rebuilding each year. The new pump designs are of rust-free housings and stainless-steel impellers. Management went out to bid and are as follows:

Vendor	Equipment	Price
Carmona Pool Services	Install Pentair 10 HP EQ series pump	\$10,822.44
American Pools	Install 10 HP pump	\$12,261.88
Millennial Pools	Install Pentair 10 HP EQ series pump	\$9,702.88

Electrician and Permits

Curry Electric	Motor starter and wiring	\$650.00
Manchester Township	Electrical permits	\$200.00

Under the recommendation of Management, *F. Weinstein* moved to contract with *Millennial Pools* to install a *Pentair 10 HP EQ series pool pump* for a cost of \$9,702.88. and to contract with *Curry Electric* to install a new motor starter and wiring for a cost of \$650.00 and electrical permits from *Manchester Township* for a cost of \$200.00. The total expense is \$10,522.88. This expense will be provided by account #3230 – *Capital Replacement/Common Buildings*. *E. Murphy* seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

The irrigation season is approaching and will begin in May. Before the season begins, there is a need to purchase three pumps and motors to replace any of the units as they are needed during the season. There are fifty wells in the Village and currently there are no pumps and motors in stock. The following bids were received:

Vendor	QTY	Description	Price Each	Sub Total	Total
Always Pure	3	Well Motor	\$1,368.97	\$4,106.91	\$7,136.91
Always Pure	3	Well Pump Head 5 HP	\$1,010.00	\$3,030.00	
Zoro	3	Well Motor	\$1,515.57	\$4,546.71	\$8,493.36
Zoro	3	Well Pump Head 5 HP	\$1,315.55	\$3,946.65	
Grainger	3	Well Motor	\$1,732.81	\$5,198.43	\$9,841.53
Grainger	3	Well Pump Head 5 HP	\$1,547.70	\$4,643.10	

Management is requesting the approval to purchase three pumps and motors from Always Pure & Clear Water Well Drilling for a cost of \$7,136.91. This expense will be provided by account #3260 – Capital Replacement Fund/Irrigation-Well Motors. The Board will vote on this at the next open Board meeting on May 4, 2022. Management had gone out to bid the 2022 roofing project. This year’s project consists of 96 units, 43 buildings (2101.50 square) and 15,999 linear feet of 6” gutters and leaders. Eight area contractors were contacted and three bids were received.

Vendor	Roofing Total	Install Plywood Total	Gutter Total	Grand Total	W/ Bulk Shingle Pre-Purchase
It's All Good Construction	\$587,369.25	\$7,200.00	\$91,994.25	\$686,563.50	\$676,056.00
All County Exteriors	\$592,623.00	\$9,120.00	\$123,992.25	\$725,735.25	\$715,227.75
ATI	Did not bid	x	x		
Bell	Did not bid	x	x		
Roof Masters	Did not bid	x	x		
Gulf Stream	Did not bid	x	x		
A-Top Roofing	Did not bid	x	x		
DJK Roofing	Did not bid	x	x		
East Coast Roofing	Did not bid	x	x		

It is managements recommendation to contract with It’s All Good Construction for the 2022 roofing project for a total cost of \$686,563.50. With the volatile price of the roofing shingles, management is recommending buying the shingles out of the contract, which will save \$5.00 a square and lock the shingle price from future increases this year. If adopted, the expense of \$676,056.00 will be provided by account #3270 – Capital Replacements/Roofs. The Board will vote on this at the next open Board meeting on May 4, 2022. Management was asked by the Board to investigate the cost of multi-color scrolling outdoor LED sign. This sign will be used for community messages and updates. Pinnacle Federal Credit Union has offered to donate \$10,000 for the sign. They are asking for a small plaque under the sign stating that it was donated by them. The Board has accepted their offer and has approved for the sign to be installed by Willow Hall. J. Snyder announced that the Fitness Equipment for the Fitness Center will arrive in June. VISTON and the Welcome Committee have been moved to the commercial space. The firepit at Club Encore is pending township final inspection and rules will posted when it’s functioning. J. Schultz and M.

Lampard gave a PowerPoint presentation regarding a new procedure for some owners for the monthly maintenance payments.

UNFINISHED BUSINESS:

1. J. Schultz provided the Board with an update regarding the new LVW website.

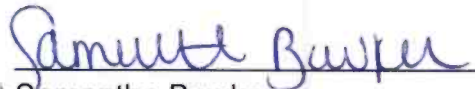
NEW BUSINESS:

1. Specification 4_4, "Home Battery Backup System" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on May 4, 2022.
2. The 2022 Swimming Pool Rules were presented and reviewed as attached to the agenda. After discussion, some revisions were made. *J. Carmody moved to approve the 2022 Swimming Pool Rules with the new revisions presented. E. Murphy seconded. A vote was taken and all were in favor. Motion carried.* The rules will be published in the May LVW news magazine.
3. The Encore Pool Pump Replacement was addressed in the Community Managers report.
4. The revisions to the Community Services Committee Charter were presented and discussed as attached to the agenda. The Board will vote on this at the next open Board meeting on May 4, 2022.

F. Weinstein gave an update regarding the planning of the LVW 50th Anniversary celebration.

The next open Board meeting will be held on Wednesday, May 4, 2022 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 8:10 PM.



Samantha Bowker
Administrative Assistant



Tom Hardman
Board Secretary

Approved: May 4, 2022