

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

This meeting commenced at approximately 7:00 p.m. with the Pledge of Allegiance.

Manchester Township Mayor, Kenneth Palmer, was present to discuss the shutting down of 2 wells in the township. He explained that on July 10, 2018, they were notified by the DEP that Well# 8 had an elevated level of radium. This well has been on quarterly testing for a while and it had never exceeded the state limit. The last test put it over the limit. That well was immediately turned off as well as Well # 7 out of caution. Those two wells are usually only used during the summer months when people need to water their lawns. A year ago Well # 8 tested 0 parts radium but the following four tests showed there was some radium present. This well is going to be taken out of commission and not relied upon again. This well was turned on in June, the results came back July 10, and it was shut down that day. Going forward, they can still accommodate our water needs. If there is ever an emergency where we need more water, there is an interconnection with SUEZ water that can be accessed by throwing a switch. The financing is in place to construct a second elevated tower. This will allow the township to have another million gallons of water on reserve. They are also working on creating an interconnection with Lakehurst.

#### ITEMS VOTED ON:

1. C. Lupo moved to waive the reading of the minutes. S. Kaufman seconded. All present were in favor. Motion carried.
2. F. Weinstein moved to approve the August 1, 2018 minutes. C. Lupo seconded. All present were in favor. Motion carried.

#### COMMITTEE REPORTS:

Tom Hardman gave the Architectural Committee report.  
No report was given for Community Services Committee.  
Mary Lou Doner gave the Finance Committee report.  
Fran Siddons gave the Administration Committee report for Judy Langreich.

#### COMMUNITY MANAGERS REPORT

J. Schultz, Community Manager, asked residents to please leave their trash in the receptacles for the garbage collectors to pick up.

J. Schultz, Community Manager, informed residents that parking overnight is becoming problematic. Someone will be going through the Village between the hours of 2am-6am looking for violations.

J. Schultz, Community Manager, informed residents that some people who have been hooked up to Verizon already are receiving bills with a charge for "One time activity-Existing outlet activation-\$60.00". This is an error. Residents should let him know if they receive that on their bill. Two residents have already been credited for that erroneous charge. He also informed residents that anyone who lives south of the bridge towards the Route 37 gate house should have already received their door hanger. If they have not, the number to call is 1-800-501-1172.

J. Snyder, Service Manager, discussed the replacing of the floor in Leisure Fair. The current floor is approximately 18 years old. A vinyl planking-style floor can be laid over the existing floor. He has gone out for bid for a loose lay Kardean style floor, 5040 sq. ft., 15 yr. commercial guarantee, with a cost of \$20,283.81. It would be installed using in-house labor. There will be a memo to the Board and a vote in the future.

J. Snyder, Service Manager, gave a presentation of the concept of the Encore coffee lounge & vending area.

#### RECREATION REPORT

J. Schultz, Community Manager, gave the Recreation report.

#### UNFINISHED BUSINESS

1. Phone System- J. Schultz, Community Manager, discussed that we are looking to install a phone system that will accommodate all of the buildings for Leisure Village West with one number to call and then press a button to choose a department. It is a premise-based phone system with a cloud option. Eventually we are looking to create our own network. The recommendation of the technology committee is to contract with Voixis Communications for a premise-based company-wide phone system. The cost is \$13,054. This expense will be charged to GL#-3150-Property Fund-Replacements.

2. Stage Lighting- J. Schultz, Community Manager, explained that the current lighting system in Willow Hall is complicated and there are not enough volunteers due to this issue. The committee is asking for approval to purchase a less complicated system. It is the recommendation to purchase the ETC CS40 stage lighting console from Hayden Production Services for a total purchase price of \$2,302.53. This expense will be charged to GL# 3150-Property Fund-Replacements.

3. Roof Engineering results-J Schultz, Community Manager, informed residents that the final report is not yet in, but according to preliminary results, the roof at Willow Hall has approximately 10 years of life left, Leisure Fair is at end of life, and Encore is structurally sound. The roofs at Willow Hall and Leisure Fair would require replacement prior to any solar installation.

#### NEW BUSINESS

1. Charters-Will be voted on at the 9/20/18 meeting.

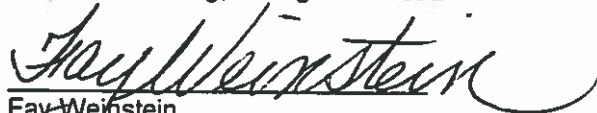
#### BOARD REPORT

None

The business meeting was adjourned at 8:02pm.



Michele Schoenig, Acting Administrative Assistant



Fay Weinstein  
Board Secretary

Approved: September 20, 2018