

The meeting was called to order at 7:00 PM by President, Louis Maiocco.

PRESENT: President – Louis Maiocco, Vice President – Charles Lupo, Treasurer – Eugene Murphy, Secretary – Fay Weinstein, Assistant Treasurer – Al DAmato, Assistant Secretary – S. Falk-Zitelli and Trustee – Salvatore Tozzi. Also present were Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Manager – Michelle O'Connor and Recreation Director – Mary Lighthipe.

L. Maiocco stated that the Trustee Election ballots have been mailed. The three Trustees terms that are expiring are C. Lupo, S. Tozzi and S. Falk-Zitelli.

ITEMS VOTED ON: *(continued in Community Manager's Report)*

F. Weinstein moved to waive the reading of the July 1, 2020 minutes. C. Lupo seconded. All in favor. (S. Falk-Zitelli absent from vote). Motion carried.

F. Weinstein moved to approve the July 1, 2020 minutes. E. Murphy seconded. All in favor. (S. Falk-Zitelli absent from vote). Motion carried.

F. Weinstein moved to waive the reading of the July 10, 2020 minutes. C. Lupo seconded. All in favor. (S. Falk-Zitelli absent from vote). Motion carried.

F. Weinstein moved to approve the July 10, 2020 minutes. L. Maiocco seconded. All in favor. (S. Falk-Zitelli absent from vote). Motion carried.

S. Tozzi moved to adopt the operating budget, reserve funding and maintenance fee schedules for FYE 9/30/21, as presented at the open meeting on July 22, 2020. E. Murphy seconded.

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

Motion carried.

A.DAmato moved to approve to purchase a Coleman 5-ton heat pump for the Maintenance office with all required materials from Johnstone Supply for \$5,061.32 and to include required permits from Manchester Township for \$500.00 and electrical upgrades from Curry Electric for \$700.00. The total cost of the project with LVW staff performing the install is \$6,261.32. This expense will be provided by account #3230 –

Capital Replacements/Common Buildings. E. Murphy seconded. All in favor. Motion carried.

E. Murphy moved to approve to purchase and install all material and equipment needed to implement remote access at the Colonial Drive entrance in conjunction with Allied Universal and their partners for a cost not to exceed \$35,865.00. This expense will be provided by account #3230 – Capital Replacements/Common Buildings. A.DAmato seconded. All in favor. Motion carried.

Item #8 on the Agenda was removed due to the Board requesting additional information.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

M.L. Doner, Chairperson gave a report for the Finance Committee.

L. Maiocco stated that the Board has approved Madeline Valente and Donna Sanclemente to the Finance Committee.

The Administration, Architectural and Community Services Committees have scheduled their next meetings and will report at the next open Board meeting on September 2, 2020.

RECREATION REPORT: M. Lighthipe, Recreation Director gave the report.

COMMUNITY MANAGER REPORT:

J. Schultz stated that it has been reported to the Association that there has been Door to Door Solicitation in the Village which is not permitted. Residents who witness this should report this to the police. The Association will work on providing more information to residents via a one-call during storms when information is available. The best way to receive information from the Association is via One-Call text messaging. Residents can receive text messages by texting the word "Alert" to 22300 on a cell phone.

J. Snyder stated that due to the deteriorating condition of the roofs and several leaks for the five buildings or 11 units provided to the Board, it has become necessary to add on the replacement of these roofs to the 2020-roofing schedule.

F. Weinstein moved to approve to add on five buildings or 11 units to the It's All Good Construction 2020 roofing contract for a total cost of \$57,666.25. This expense will be provided by account #3270 – Capital Replacement/Roofs. E. Murphy seconded. All in favor. Motion carried.

J. Snyder also stated that it was previously requested by the Board to discuss and develop a redesign and renovation of the Club Encore Greenery room due to the age of the area. He is seeking approval to contract with Thomas Gaetano's Architectural Services for sealed design plans for the renovation of the Club Encore Greenery room at a cost of \$3,500.00. The Board

will vote on this at the next open Board meeting on September 2, 2020. He provided the Board and residents with an update from the damage caused by the most current storm. Residents are reminded that garbage must be placed in the garbage can in the ground and not at the curb. The garage trucks that LVW purchased are delayed another 30 days for delivery due to COVID. He reported that LVW maintenance employees' temperatures are checked daily. There are currently three employees that are in self quarantine. Their test results have come back negative and they will return to work shortly. The five-foot area inspections have been completed and any violations that were found, the resident/unit was given a door hanger to comply within 30 days. The next phase of re-inspections will be taking place.

There was no unfinished business.

NEW BUSINESS:


1. The Policy Resolution regarding Unit Owner and Renter's Insurance was presented and will be voted on at the next open Board meeting on September 2, 2020.

S. Tozzi, C. Lupo and S.Falk-Zitelli gave their farewells as Trustees.

The next open Board meeting is scheduled for Wednesday, September 2, 2020 at 1:00 PM via Zoom.

There being no further business, the Board meeting adjourned at approximately


Samantha Bowker
Administrative Assistant


Fay Weinstein
Board Secretary

Approved: September 2, 2020