

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, DECEMBER 19, 2018 WILLOW HALL

1:00PM

Pledge of Allegiance

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the **minutes**.
2. Motion to approve the December 5, 2018 **minutes**.

COMMITTEE REPORTS:

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

RECREATION REPORT

COMMUNITY MANAGER'S REPORT

UNFINISHED BUSINESS:

1. Drafted Ballot to reject LVW Bylaw Amendments
2. Revised Policy, "Control Gate Entry System"

NEW BUSINESS:

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

DECEMBER 5, 2018
WILLOW HALL

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

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

ITEMS VOTED ON:

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

F. Weinstein moved to approve the November 21, 2018 minutes. S. Tozzi seconded. All in favor. Motion carried.

A. DAMato moved to approve the purchase of a 10 foot plow that will be installed on truck #510 from Ultra Equipment for a total cost of \$8,743.25. This expense will be provided by account #3151 – Equipment Additions. The unaudited balance for this account as of 10/31/18 is \$123,114.77. F. Weinstein seconded. All in favor. Motion carried.

E. Murphy moved to approve the purchase of 14 RAB Tenson Adapters, 3 RAB 4 light bracket and 1 RAB 2 light bracket from Cooper Electric for a total cost including tax and freight of \$7,276.88. This expense will be provided by account #3230 – Capital Replacement – Common Buildings. The unaudited balance for this account as of 10/31/18 if \$1,154,655.08. C. Lupo seconded. All in favor. Motion carried.

S. Falk-Zitelli moved to approve the replacement of 28 driveways , in-house, located at 629B&C Stamford Court, 659A&B Pulham Court, 733A&B Chatham Lane, 753A&B, 872A&B and 706A&B Liverpool Circle, 989A&B, 995A&B, 1009A&B Buckingham Drive and 1168A&B, 1173A&B, 1201A&B, 1202A&B and 1205A&B Thornbury Lane during 2019 fiscal year for a total cost of \$34,063.20. This expense will be provided by account #3275 – Capital Replacement – Concrete Driveways. The unaudited balance for this account as of 10/31/18 is \$69,334.14. C. Lupo seconded. All in favor. Motion carried.

S. Tozzi moved to approve revised policy, 'Rules Governing Clubs and Other Organizations'. C. Lupo seconded. All in favor. Motion carried.

M. Lighthipe gave a report for the Recreation Department.

COMMUNITY MANAGER REPORT:

J. Schultz reminded residents not to park on the streets and driveway if at all possible when there is snow to make way for the snowplows to come through. He also mentioned that the phone directory is almost complete and is coming soon.

J. Snyder reminded residents to disconnect their garden hoses from the unit. If maintenance sees them still there they will remove them. This is too prevent water freezing.

L. Maiocco reminded residents not to overload the electrical circuits in their units and to use caution when decorating for the Holiday Season.

UNFINISHED BUSINESS

1. Revised Policy, "Control Gate Entry System", which was attached to the Agenda was presented to the residents and discussed. The Board will vote on this policy at the next open Board meeting on December 19, 2018.

2. The drafted Ballot to reject the LVWA Bylaw Amendments was presented and explained to the residents. Further information and explanation will be published in the LVW magazine. This will be presented again for the residents to review at the next open Board meeting on December 19, 2018.

THERE WAS NO NEW BUSINESS.

There being no further business, the Board meeting adjourned at approximately 1:38 PM.

Samantha Bowker
Administrative Assistant

Fay Weinstein
Board Secretary

Approved: PENDING

DRAFT

BALLOT to REJECT AMENDMENT

In order to cast a vote to reject the By-Law Amendments, you must return this ballot within thirty (30) days of the date of the notice, which you received with this ballot.

No action is required if you approve of the amendments.

Completed ballots must be returned to the following address by the deadline noted above:

Leisure Village West Association, Inc.
959 Buckingham Drive
Manchester, New Jersey 08759

Only one ballot may be cast per unit.

Vote below to reject any individual amendment:

TABLE OF CONTENTS	<input type="checkbox"/> I vote to REJECT the By-Law amendment which would add a table of contents.
ANNUAL AND SPECIAL ASSOCIATION MEETINGS Article III, Section 2	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article III, Section 2, which would change the annual meeting from January of each year to August of each year.
NOTICE OF MEETINGS Article III, Section 3	<input type="checkbox"/> I vote to REJECT the By-Law Amendment to Article III, Section 3, last paragraph, which would change the avenue by which notice of open Trustee meetings is delivered to the membership.
QUORUM AND ADJOURNED MEETINGS Article III, Section 8	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article III, Section 8, which would change the avenue by which notice of rescheduled or adjourned meetings are announced to the membership.
TERM OF OFFICE Article V, Section 2	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article V, Section 2, which would have Board terms begin on the date of the annual meeting.
ELECTION PROCEDURE Article V, Section 5	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article V, Section 5, which would move the annual election from September to August.
ATTENDANCE BY UNIT OWNERS Article V, Section 13	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article V, Section 13, which would change the avenue by which notice of open Board meetings is announced to the membership.

TRUSTEES' OPEN FORUM Article V, Section 14, Subsection (a)	___ I vote to REJECT the By-Law amendment to Article V, Section 14, Subsection (a), which would specify the purpose of the Board's January and July meetings.
TRUSTEES' OPEN FORUM Article V, Section 14, Subsection (b)	___ I vote to REJECT the By-Law amendment to Article V, Section 14, Subsection (b), which would lower the timeframe for posting notice of open Board meetings from seven working days to five calendar days.

Unit Owner's Name: _____

Address (of Unit in Leisure Village): _____

Home Address (if different from above): _____

Unit Owner's Signature: _____

POLICY RESOLUTION
CONTROL GATE ENTRY SYSTEM

AMENDED ~~FEBRUARY 6, 2013~~ PENDING

WHEREAS, Leisure Village West is a common interest private gated community; with controlled access to the Village, and

WHEREAS, the Board of Trustees of Leisure Village West, under the authority of the governing documents, must develop rules and regulations to ensure the privacy of residents; and

WHEREAS, the Board of Trustees is obliged to provide the residents of the Village an appropriate system for entry and exit so as to avoid unlimited public access.

IT IS NOW THEREFORE, this ~~6TH DAY OF FEBRUARY 2013~~ TBD, declared to be the policy of Leisure Village West:

Control entry devices will be provided to the residents on the following basis:

- 1) One (1) control entry device will be issued to each unit upon presentation of a current, valid, vehicle registration, a current driver's license and a valid certificate of insurance assigned for that vehicle. Additional control entry devices will be issued as follows:
 - a) Residents of Eton, Greenbriar, Concord, Falmouth or Nantucket models ~~can purchase~~ may obtain a maximum of one (1) additional control entry device, upon the presentation of a valid Driver's License, Vehicle Registration and Insurance card ~~for \$25.00~~. This second vehicle is required to park in a 72-hour parking space in the Encore overflow parking lot.
 - b) Residents of Cambridge, Baronet, Winfield, Regency, Wheaton, Oxford, Stratford, Blair, St Tropez, Hastings, Roxy, Savoy, Ritz, Pickford, Waldorf, or Victoria models ~~can purchase~~ may obtain a maximum of two (2) additional control entry devices, upon the presentation of a valid Driver's License, Vehicle Registration and Insurance card registered to the resident ~~for \$25.00 each~~. The additional vehicle is required to park in a 72-hour parking space in the Encore overflow parking lot if driveway space is unavailable.
 - b)c) Each unit may purchase a maximum of two additional control entry devices for family members, upon the presentation of a valid Driver's License, Vehicle Registration and Insurance card for \$25 each, subject to an annual renewal fee of \$25 each.
- 2) Gate entry devices are not transferable from vehicle to vehicle nor resident to resident. When replacement of a device is needed, when a new vehicle is purchased, windshield is replaced or any other reason, the UNIT will be assessed a Fee. Fees are set by the Board of Trustees.

- 3) ~~No~~ Entry device will not be assigned to vehicles used for commercial purposes, livery vehicles, ~~motorcycles~~, scooters, mopeds, bicycles and oversized vehicles.
- 4) A resident who is provided a *company owned vehicle* may be assigned a device upon the presentation of a current registration, valid driver's license and certificate of insurance and, in the case of a rental or lease, a copy of the lease agreement and a letter from the company authorizing the use of the vehicle. Gate devices will not be assigned unless the information is presented.
- 5) All Gate Access Devices will be controlled by the Association office and may be disabled at the discretion of the Association without prior notice.
- 6) ~~Emergency vehicles and~~ Police, Fire, Emergency medical vehicles and postal vehicles will be assigned a device with the approval of the Community Manager.
- 7) A copy of the memorandum of agreement between the Association and the resident is to be signed at time of device issuance referring to the parking of vehicles.
- 8) Damage to Property:
 - a. Any driver causing damage and/or destruction to property will be responsible for replacement or repair of any damaged property.
 - b. Vehicles using the entry and exit gates must not proceed through gates until the gate and wooden arm is in a full maximum upright position. Vehicles must not piggyback nor bumper-hug the vehicle in front during entry or exiting the village.

Violation of these rules, regulations and policies may result in the revocation of the control gate entry device.

Board Secretary

Accepted and Approved: November 7, 2007
 January 2, 2008
 June 3, 2009
 March 3, 2010
 July 5, 2012
 February 6, 2013
PENDING