

The meeting was called to order at 1:05 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 O'Connor and Recreation Director – Mary Lighthipe.

APPEARANCES: Sandra Blain-Snow and Tanara Hall gave a PowerPoint Presentation regarding the many aspects of Recycling in Ocean County. They left the meeting at 1:50 PM.

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

F. Weinstein moved to waive the reading of the minutes. J. Carmody seconded. A vote was called and all were in favor. Motion carried.

F. Weinstein moved to approve the November 3, 2021 minutes. T. Hardman seconded. A vote was taken and all were in favor. Motion carried.

J. Carmody moved to approve the replacement equipment for the LVW Fitness Center from Life Fitness for a total cost of \$34,057.88. This expense will be provided by account #3150 – Property Fund/Replacements. E. Murphy seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

T. Hardman moved to approve the revisions to Specification 1_1, "Landscaping in the Five-Foot Area". J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

A.DAmato moved to approve Policy Resolution regarding Moratorium on Opening of Newly Paved Streets. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

L. Maiocco moved to approve the transfer of all available recycling funds from the recycling account to the operating account, for the use of the Recreation Department prior to September 30, 2022, as determined by the Board of Trustees. T. Hardman seconded. There was no discussion and a vote a taken. All were in favor. Motion carried.

E. Murphy moved to approve the signing of the service agreement with Homewisedocs.com for Condo Questionnaires for LVWA at no cost to LVWA. J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

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

The Board announced the approval of JoAnn Johnson as a new member to the Architectural Committee.

M. L. Doner, member gave a report on behalf of Chairperson M. Morizio for the Community Services Committee.

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

The Board announced the approval of Charles "Chuck" Corvo as new Chairperson of the Finance Committee.

There was no 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)

The Board of Trustees has agreed to end the contract for the paper trailer at Club Encore. Newspapers will now be collected by Manchester Township at the curb with the rest of your recycling. The last day to drop off newspapers at the Club Encore paper trailer is December 31, 2021. A public hearing on the 3-story short-term post-acute care facility consisting of approximately 124 beds application has been scheduled for December 6, 2021, at 6:00 p.m. at 1 Colonial Drive, Manchester Township, New Jersey, at which time and place any interested party will have an opportunity to be heard. The notice is placed on the lvwcreeper.com. During the lawn restoration program, the Bobcat A770 loader went down. The Bobcat became non-operational and developed a major issue with the hydraulic system. The Bobcat was sent to Garden State Bobcat to diagnose the issue. The estimate came back at a cost of \$15,410.00. The loader will be needed for the upcoming snow removal season and also require to operate the stump grinder attachment. As an option a quote was received for a loader rental for three months if needed for snow removal at a cost of \$7,483.80. Management could not find a vendor that has a loader in stock that will meet the requirements and have found that supplies are extremely limited or completely unavailable. The only vendor that Management was able to find is Jersey Rents that has a new 2021 ASV RT75 MS Track Loader which is compatible to run the stump grinder attachment. The unit is scheduled for delivery at their facility within the next two to three weeks. The Board of Trustees also received a quote from Cherry Valley Tractor Sales which has a minimum six month wait to have it in stock. After some discussion, *A.DAmato moved to approve the purchase of the ASV RT75 MS Track Loader from Jersey Rents at a total cost of \$85,246.68. This expense will be provided by account #3150 – Equipment Replacement. F. Weinstein seconded. A vote was taken and all were in favor. Motion carried.* The Road Paving Project consists all of the roads and driveways in condos #1 through #5 along with condo #52 (including the parking areas). Three areas of Buckingham Drive have been included. Two of those areas were damaged by last year's water break and the entrance at the Route 37 gate. Below is the summary of the bids received:

Company Name	Buckingham Main & Side Roads	Buckingham Driveways	Milling Disposal Discount	Bid Total	Able to Hold Price until Spring
Johnson Baron	X	X	(\$100.00)	\$526,666.40	YES
Paving Plus	X	X	(\$10,000.00)	\$529,420.00	NO
Moderno Construction	X	X	(\$7,500.00)	\$569,800.00	YES
Hesse	X	X	(\$3,000.00)	\$575,000.00	NO
Garden State Sealing	X	X	(\$8,250.00)	\$626,780.00	NO

If the Board wishes to proceed with the paving project, Management is recommending to award the contract for the above-mentioned areas to Johnson Baron at a cost of \$526,666.40. The funds to meet this expense will be provided by account #3290 – Capital Replacement/Roads. The Board will vote on this at the next open Board meeting on January 5, 2022. Residents are reminded to disconnect their hoses. Trash collection for the Christmas Holiday will follow the same as Thanksgiving; the entire Village will be picked up on Wednesday, December 22, 2021 and again on Monday, December 27, 2021. There will be no trash collection on Thursday, December 23, 2021 and Friday, December 24, 2021. A one-call will be placed to all residents as a reminder.

UNFINISHED BUSINESS:

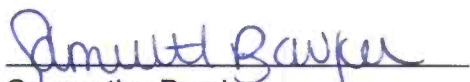
1. The Master Deed amendment regarding Capital Expenditures was presented again as attached to the agenda. The Board will vote on this at the next open Board meeting on January 5, 2022. Mailing of the ballots will be on January 6, 2022.

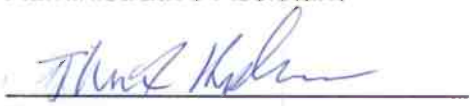
NEW BUSINESS:

1. The Road Paving Project for 2021 was addressed in the Community Manager's Report.

The next open Board meeting will be held on Wednesday, January 5, 2022 at 1:00 PM in the auditorium at Willow Hall. The Audit meeting will be held on January 26, 2022 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 2:28 PM.


Samantha Bowker
Administrative Assistant


Tom Hardman
Board Secretary

Approved: January 5, 2022