

Present were Louis Maiocco, Charles Lupo, Marge King, Elaine Baumeister, Susan Nordell and Sandra Kaufman. Also present were Community Manager – Joseph Schultz, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe. Russ Steenweg was absent.

The meeting commenced at approximately 1:00pm.

Pledge of Allegiance

L. Maiocco stated that Tom Mitchell from Mitchell Insurance will not appear due to an emergency.

DIVISION REPORTS

ARCHITECTURAL DIVISION

Tom Hardman – Chairperson stated that the Division met on Friday, December 2, 2016 at the Association office. It was reported that there were 51 permits issued and 59 were completed. The Division agreed to send a letter to all contractors that have done work in the Village to remind them of the procedures for working in the Village. The Division recommends that the rules for installing solar caps on fences be addressed in the Resident Handbook. He spoke about the conflict with installing new construction windows in the Encore section and the new PVC Trim project. The Division also recommends to the Board of Trustees that the Maintenance Department do a routine check on all electrical panels in the units. J. Schultz mentioned that he has sent out an RFP for a reserve study regarding the electrical panels. The Division is soliciting anyone interested into performing a study on lighting in the Village. The next meeting will be held on Friday, January 6, 2017 at 9 AM in the Association office.

L. Maiocco thanked Sara Zitelli for getting the repaving done on Route 70.

RESIDENT SERVICES

Sara Zitelli reported that for the month of November VISTON was open 12 days, there were 23 volunteers, 22 medical calls, 22 residents served for a total of 132 volunteer hours. The Welcome Committee welcomed 9 new owners for the month of November. There will be no broadcast from KLVW-Studio on January 2nd, January 9th - Healthy Living, January 16th – What every resident needs to know, January 23rd – Know your Trustee and January 30th – The Ladies of the View. There will be no movie in December. On January 22nd at 2 PM in Willow Hall will be a feature film “Hell or High Water”. For the month of November there were 424 residents riding the bus. The Volunteers from the Recycling Club will not be at the container until further notice. There were 19 jobs for the print shop in November. Blood Pressure and Glucose Testing will return in March

FINANCE DIVISION

Mary Lou Doner – Chairperson reported that the Division met on November 22, 2016 at 1PM in the Association office. It was the consensus of the Division members that a recommendation be sent to the Board suggesting two changes to the Charter. The Division reviewed the financials for the period ending October 31, 2016, which included variances in income and expense line items plus or minus \$5,000. Michelle Lampard provided the Division with its monthly update on the rent receivership program. Ms. Lampard indicated that the Association had lost one rental unit via Sheriff Sale. Joe Schultz provided the Division with an update on the solar project in the maintenance area, the vinyl fencing and the Encore wood trim replacement projects. The Division members interviewed two prospective candidates for the Division and a recommendation has been submitted to the Board of Trustees for further review. There will be no meeting during the month of December. The next meeting will take place on Tuesday, January 24, 2017 at 1PM in the Association office.

ADMINISTRATION DIVISION

Marie Lamberti read a report for Judith Langreich. She reported that the Division met on December 12, 2016 at the Association office. The Division's main topic of discussion was the proposal for the Holiday Decoration Rules. The Division also discussed a policy for Drones in the Village. The next meeting will take place on Monday, January 9, 2017 at 1PM in the Association office.

COMMUNITY MANAGERS REPORT

J. Schultz asked for the Board to memorialize the Association's payment to Curry Electrical Contracting for replacement of electrical panels at 1A, 10A & 19C Yorkshire Court, 816B Liverpool Circle, 514B Cheshire Court, 1185B Thornbury Lane, 19B Buckingham Drive, 5B & 19C Sterling Street, 43A Edinburgh Lane and 593B Burtons Court for a total cost of \$10,805.36. The funds to meet this expense were provided by account #3295 – Capital Replacement-Exterior Restoration and Infrastructure. This will be voted on January 4, 2017.

J. Schultz reminded residents to refrain from feeding any outside animals. He also reminded residents that the phonebook will be published soon and any updates or changes in their information they should contact the Association office. He stated that the audit will be available next week. The annual meeting will take place on Wednesday, January 25, 2017.

RECREATION REPORT

Mary Lighthipe reminded residents that all Association offices and departments will be closed on Friday, December 23rd and Monday, December 26th in observance of the Christmas Holiday. Association offices will also be closed on Monday, January 2nd in observance for the New Year Holiday. The Village bus will follow the regular schedule on December 23rd, 24th and 26th. There will be limited service on Christmas Day with one bus to the 9:15AM Mass only. There will be no bus service on New Year's Day, January 1st. She mentioned that tickets for all new trips and events advertised in the January newsletter will go on sale on Wednesday, December 28th at 9AM in Willow Hall. She reminded residents that have not picked up their New Year's Eve

dance tickets to do so. The Recreation Department extends best wishes to the residents and their families for a Merry Christmas and Happy Hanukkah.

L. Maiocco mentioned that the Board approved additional stop signs and replacement of some in the Village. He also urges residents to practice safe measures in following the speed limit at 25mph.

UNFINISHED BUSINESS

1. There is no new update regarding Hotwire Communications.
2. The study for the Willow Gazebo and Pier has been completed and the Board is waiting for the written evaluation.
3. The amended Architectural Specification 1_8 – Patios will be voted on at the January 4, 2017 Board meeting.

NEW BUSINESS

1. The Board will vote on the Charters for Finance, Architectural and Administration Divisions at the January 4, 2017 Board meeting.
2. The Board will also vote on the amended Architectural Specification 1_11 – Patio Awnings at the January 4, 2017 Board meeting.
3. M. King explained the changes made to the Policy for Levying Penalty for Late Payments of Monthly Maintenance Assessment and Service Charges and the Board will vote on the amendments at the January 4, 2017 Board meeting.
4. The Board reviewed the amended bylaws for the Italian American Social Club and will vote on this at the January 4, 2017 Board meeting.

L. Maiocco stated that a presentation for phase one of the Willow Patio Renovation will be given by the end of January.

AUDIENCE COMMENTS

S. Zitelli believes that residents should be able to speak on any topic at a meeting even if its political that would affect the residents in the Village.

R. Scordato asked if there were any other communities in the area using Verizon. He asked how many units would be required to use Verizon in our Village. He also asked if the Board did bring in a new provider would this sustain a court challenge due to a no vote from the Residents and if this was discussed with the Associations attorney. He also spoke about the new vac truck.

A. Damato asked when the Villages name will be displayed on the Village bus. He also asked for clarification on the recommendation from the Architectural Division regarding the electrical panels. He asked for a synopsis of what the insurance agent will present and asked for it to be placed on the Creeper. He also asked for clarification on what a house call fee is for installing thermostats.

K. Hooyer spoke about the performance of the new Vac truck.

W. Dylewski also spoke about the performance of the new Vac truck.

R. Irks asked for the status regarding the break-in on Gramercy Lane.


T. McGarthy spoke about the safety in the Village.

M. Lamberti believes informing residents about incidents needs to be better and more information needs to be provided.

S. Zitelli stated that the one-call system is fantastic. She also spoke about someone following her vehicle into the Village at the Colonial gate and urged residents to call the police if this happens.

L. Kohler asked when the residents could expect a report for the suggestions that were given at the Town Hall meeting. He asked M. King about the purchasing of additional power washing equipment.

This meeting adjourned at approximately 2:00pm.


Samantha Bowker
Administrative Assistant


Elaine Baumeister
Board Secretary