

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

This meeting commenced at approximately 1:00p.m.

Pledge of Allegiance

L. Maiocco thanked the Trustees and Residents for participating in the Town Hall meeting on November 30th and mentioned that the Board is analyzing the input given by the Residents. He also mentioned that there will be a restricted time in Audience Comments. He personally thanked Joe Schultz, Jim Snyder, Gene Caravella and Jennifer Schweer for decorating the Village for the Holiday. He also mentioned that the vending machines will be replaced at the Recreation Halls with better products. He requested that Residents refrain from making political comments at the podium.

E. Baumeister moved to approve the November 2, 2016 and November 16, 2016 minutes.
S. Nordell seconded. All in favor.

R. Steenweg moved to withdraw the motion to approve the amended Architectural Specification 1_8 – Patios to be further reviewed by the Board. C. Lupo seconded. All in favor.

S. Nordell moved to approve the Policy for Fliers, a copy of which is attached to and made part of these minutes. S. Kaufman seconded.

S. Kaufman – Yes

S. Nordell – Yes

E. Baumeister – Yes

R. Steenweg – Yes

M. King – Yes

C. Lupo – No

L. Maiocco – Yes

Motion carried.

M. King moved to authorize the Association to contract with U.S. Security for three years for guard service to commence on January 1, 2017 through December 31, 2019 for a total cost of \$568,247.00. The funds to meet this expense will be provided by account #7310 – Gathouse Entry. S. Nordell seconded. All in favor.

C. Lupo moved to authorize the Association to contract with Central Jersey Waste and Recycling for a two year contract to commence on January 1, 2017 through December 31, 2018 for a total cost of \$525,480.00. The funds to meet this expense will be provided by account #7400 – Sanitation Expense. R. Steenweg seconded. All in favor.

COMMUNITY MANAGER'S REPORT

J. Schultz reported that Residents will no longer be charged a labor fee associated with purchasing a motion sensor light from the Association. However, if a Resident purchases one on their own, the Association will install the light but a labor fee will be charged. He mentioned the Residents who have been charged for this labor fee in the past will be reimbursed by the Association.

L. Maiocco stated that Federal Housing Administration has been approved for another two years for the Association.

J. Schultz asked that residents interested in having Natural Gas provided to their unit to contact Kathy Callanan at 1-800-221-0051.

RECREATION REPORT

M. Lighthipe reported that the Holiday Open House will be held on Sunday, December 11, 2016 from 2PM to 4PM at Club Encore. She mentioned that the Ridgeway Elementary School Chorus will present a Holiday Concert on Tuesday, December 13, 2016 at 11AM in Willow Hall. She also mentioned that a few tables are available for the New Year's Eve Dance at Willow Hall. The cut-off for ticket purchase is Thursday, December 15th.

UNFINISHED BUSINESS

1. There is no new update with Hotwire Services.
2. The contract has been signed for the study regarding the Willow Gazebo and the diving team is due to come in and have the study complete before the Holidays.

L. Maiocco mentioned that the Board will renovate the Willow Patio by phases.

There was no new business.

AUDIENCE COMMENTS

S. Tozzi reported that 60 residents attended the Thanksgiving Day dinner and 19 meals were sent out to those who were homebound. He thanked Mary, her staff and the Board for their help with the Thanksgiving Day dinner.

S. Zitelli stated that the volunteers did a fantastic job on the Thanksgiving Day dinner. She also thanked Jen from Willow for decorating the Snowman for the Village. She suggested that the Association start charging for guests at the pools on weekends to recoup costs.

T. Ferrell reminded residents that December 7th is the deadline to change Medicare options.

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

DECEMBER 7, 2016
WILLOW HALL

P. Brown asked for an update on the amount of resumes received for the Technology Committee and when the Committee will begin to work.

A. Damato asked if the Board has considered using volunteers as roving patrol for the Village and if anyone has reached out to the local police department about the Neighborhood Watch Program.

J. Lyness believes Sal Tozzi should be congratulated on starting the program he set-up for Thanksgiving. He asked why there is no charge for the Recreational vehicles in the Overflow Encore parking lot.

W. Dylewski asked for an update on the vinyl fences and what the cost is for bringing the wooden fences to the dump. He also asked if the Finance Division has had any input for the PVC Trim project. He believes there is no plan for this project and that the deferred maintenance account should not be used for this project.

S. Tozzi believes bringing in roving patrol gives residents the wrong impression. He mentioned that the overflow parking lot for RV's is in the offering statement. He also spoke about the timing for the PVC Trim project.

S. Zitelli asked if the Board could reach out to Manchester Township to pay for portions of the road repaving in the Village.

A. Weiner asked if the DVR screen could be moved from the Computer Lab room to the concierge desk at Club Encore for the rooms to be monitored in real time. He also asked if staffing should be looked into due to the carpenters being used for the PVC Trim project. He also asked if performance reviews have been done on all LVW employees.

There being no further business, the Board meeting adjourned at 2:13p.m.



Elaine Baumeister
Board Secretary



Samantha Bowker
Administrative Assistant



Date of Approval

