

The meeting was called to order at 1:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

PRESENT: Trustees: Present were Board President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Trustee - Wayne Steinman, Trustee - Fay Weinstein and Trustee - Michael Blank.

Management Staff: Present were Community Manager - Jim Snyder, Accounting Administrator - Michelle Lampard and Recreation Director - Mary Lighthipe.

ABSENT: Board Secretary - Thomas Hardman

APPEARANCES: John Berenato, Superintendent of Manchester Schools and Dina Silvester, Public Information officer were present to speak about the current programs in the schools and how residents can volunteer. (Left meeting at 1:27 PM)

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

J. Carmody moved to waive the reading of the minutes. W. Steinman seconded. All present were in favor. Motion carried.

J. Carmody moved to approve the November 2, 2022 minutes. M. Blank seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to authorize the Association to transfer \$80,000 from account #3150 - Property Fund/Replacements to account #3151 - Property Fund/Additions. E. Murphy seconded. There were questions and comments presented to the Board from residents. A vote was taken and all present were in favor. Motion carried.

W. Steinman moved to approve the purchase of the Avant Loader, with the snowblower and edger attachments from Ace Outdoor Power for a total cost of \$108,672.23. This expense will be provided by account #3151 - Property Fund/Additions. E. Murphy seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

E. Murphy moved to contract with Allied Universal Security Services for two years effective January 1, 2023 and ending December 31, 2024 for a total cost of \$474,656.00. This expense will be provided by account #7310-Gatehouse Entry. W. Steinman seconded. There was a brief discussion and a vote was taken. All present were in favor. Motion carried. *The Board announced the approval to purchase and install a scanner for the QR codes at the Route 70 gate.*

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

B. Owens, Chairperson, gave a report for the Architectural Committee.

There was no report for the Community Services Committee.

The Board announced the approval of Anne Niebergall as new member to the Community Services Committee. They also announced the approval of Janice Saylor as a new member to the Welcome Committee.

C. Corvo, Chairperson, gave a report for the Finance Committee.

M. R. McCarthy, Chairperson, gave a report for the Administration Committee.

M. Lighthipe gave a report for Recreation.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

Due to the deteriorating condition of the roof and several leaks at two units, it has become necessary to add on the replacement of this roof to the 2022 roofing schedule. Management was anticipating adding these to the 2023 schedule; however, after several more leaks, it has become necessary to replace the roofs sooner than later to avoid further damage. Upon recommendation of Management, *J. Carmody moved to approve to add on one building (two units) to the It's All Good Construction's 2022 roofing contract, for a total cost of \$13,301.00. The funds to meet this expense will be provided by account #3270 – Capital Replacements/Roofs. W. Steinman seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.*

Management has been asked by the Board to investigate the costs associated with installing a backup generator at the Route 70 gatehouse. Several area contractors were contacted and four quotes were received as follows:

Contractor	Make	Size	Fuel	Gas Hook Up	Cost
Curry Electric	Generac	14 KW	Nat. Gas	Included	\$10,801.11
Central Jersey	Kohler	14 KW	Nat. Gas	Included	\$10,875.75
Aggressive Power	Generac	14 KW	Nat. Gas	Included	\$12,261.87
KSD Electrical	Generac	14 KW	Nat. Gas	Not Included	\$11,728.75

If the Board wishes to move forward with the project, it is Managements recommendation to contract with Curry Electric for the purchase and installation of a 14KW generator and gas hook-up to be installed at the Route 70 gatehouse for a cost of \$10,801.11, along with the required Manchester Township permits for a cost of \$1,200.00 for a total project cost of \$12,801.11. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. The Board will vote on this at the next open Board meeting on January 4, 2023.

There is a need to replace a F-350 dump truck. The truck was purchased in 2008 and is up for replacement. Management has been trying to purchase a truck over the last year and as fast as the trucks are received, they are sold immediately. Management was able to find one F-350 out of State at a very reasonable price, and the company is willing to hold the truck for LVW until December 8th.

Vendor	Description	Total (Tax included)
Andy Mohr Truck Center	Ford F-350 W/Dump Body	\$79,009.56
Miller Ford Sales	Ford F-350 W/Dump Body	\$86,039.78
Golf Mill Ford	Ford F-350 W/Dump Body	\$93,339.53

Due to the time sensitivity, *E. Murphy* moved to purchase a 2022 Ford F-350 with Dump Body from Andy Mohr Truck Center for a cost of \$79,009.56 and shipping to a vehicle transport company not to exceed a cost of \$1,250.00 for total cost of \$80,259.56. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacements. *F. Weinstein* seconded. There were questions and comments from residents. A vote was taken and all present were in favor. Motion carried.

The dump bodies on two (2) of the 2008 F-350 dump trucks must be replaced. These bodies will be unable to make it through the Winter as they are completely rotted out. These trucks carry a ton of salt during the snow removal and need to replace them in preparation for this year’s snow removal. The follow quotes were received, the Dump Bodies from the low bidder Monmouth Truck are not painted. The cost to have them painted would be \$2,500.00.

Vendor	Description	Total (Tax included)
Jersey Truck Equipment	Two Steel Dump Bodies	\$22,227.04
Hyers	Two Steel Dump Bodies	\$23,031.00
Monmouth Truck	Two Steel Dump Bodies-not painted	\$21,060.19

Upon the recommendation from Management, *J. Carmody* moved to approve the purchase of two (2) Dump Bodies from Jersey Truck Equipment for a total cost of \$22,227.04. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacements. *W. Steinman* seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

There is a need to replace the thirteen (13) Star Electric Vehicle fleet that the House Maintenance Technicians use to service the 2,692 LVW homes. These vehicles were purchased in 2012 and were given a seven-year replacement life. They are now in their tenth year of operation and are fully funded. These vehicles were purchased from a wholesaler who has discontinued parts and service for these carts. Parts are getting extremely costly and difficult to obtain. The frames and bodies are rapidly deteriorating and the batteries need to be replaced every two years at a cost of \$1,400.00 per cart. It is no longer cost effective to continue putting funds into these deteriorating carts. Management would like to replace six of the carts this year and seven the following year. Management has researched many different types of electric vehicles. They have concluded that the Club Car, which has been in business for over sixty years and is manufactured in the U.S.A, would be more reliable for parts and service than purchasing vehicles again from an overseas manufacturer.

Vendor	Description	Total Cost
Vic Gerard Golf Cars	Six 2023 Club Car Carryall 700 Carts	\$166,808.42
Peebles Golf Cars	Six 2023 Club Car Carryall 700 Carts	\$172,457.76
Coastal Carts, LLC	Six S-2DBH Electric Vehicles	\$124,745.40

Management is recommending purchasing six 2023 Club Cart Carryall 700 carts from Vic Gerard Golf Cars for a total cost of \$166,808.42. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacements. There were questions and comments from residents. The Board will vote on this at the next open Board meeting on January 4, 2023.

The Board has requested that Management seek Professional Services for the Bocce Court roof concept and design. These services consist of Engineering and Architectural services. Management met with FWH Associates PA and have discussed LVW’s design wishes to see if it is feasible to utilize, the existing Bocce shade structure as a foundation for the possibility of installing a roof structure over the courts. If feasible, Management would ask FWH Associates PA to move forward with preparing the design

and specifications for the structure. These services are required before Management can send out a request for proposal (RFP) for the structure's construction and its cost. Management is recommending to contract with FWH Associates PA for the concept and design of the Bocce Court structure at a cost not to exceed \$6,000.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. The Board will vote on this at the next open Board meeting on January 4, 2023. Management is also working on the costs to replace the courts.

During the presentation of the 2021 Budget, Management presented the concept of the Cedar Shake Project. The Board approved the concept and agreed to begin the funding for the project. At this point, Management is asking the Board to authorize the release of the funds for year three for a cost not to exceed \$100,000.00. The funds to meet this expense will be provided by account #3292 – Capital Replacement/ER-Cedar Shakes. The Board will vote on this at the next open Board meeting on January 4, 2023.

J. Snyder announced that the Board approved a Guard Attendant at Route 37 from 9:00 AM to 5:00 PM on Christmas Day.

It has been requested that residents do not place lawn ornaments on the common area. Management would like to thank those Residents who complied with moving their lawn ornaments in the common area to the five-foot area when asked.

UNFINISHED BUSINESS:

1. The Encore Pool is the original pool. It is over 40 years old and in need of repair. Over time the plumbing system of the pool has become deteriorated. The entire pool is overdue for renovation. Many cosmetic issues will require attention or replacement. Management went out to bid and received the following quotes;

Contractor	Proposed	Price
Millennial Pools	Renovate pool as per RFP	\$182,500.00
Blue Dream Pools	Renovate pool as per RFP	\$184,000.00
American Pools	Renovate pool as per RFP	\$428,856.00
Fortunato Pools	Declined to bid	N/A
Best Pools	Did not return bid	N/A

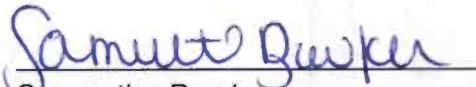
Management is recommending to contract with Millennial Pools to renovate the Encore Pool for \$182,500.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. Upon recommendation from Management, *F. Weinstein moved to contract with Millennial Pools to renovate the Encore Pool for \$182,500.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. J. Carmody seconded. There were questions and comments from residents. A vote was taken and all present were in favor. Motion carried.* Management is also looking into prices to purchase and install a lift at the Encore Pool.

NEW BUSINESS:

1. The Board has approved to raise the violation fee for "Pets". There will be a fine of \$250.00 assessed for each violation. The Board will vote at the next open Board meeting on the Pet Policy to revise the rule regarding retractable leashes.

The next open Board meeting will be held on Wednesday, January 4, 2023 at 1:00 PM in the auditorium at Willow Hall. The Audit meeting will be held on Wednesday, January 25, 2023 at 1:00 PM in the Auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:30 PM.



Samantha Bowker
Administrative Assistant



Tom Hardman
Board Secretary

Approved: January 4, 2023