

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, Board Secretary - Thomas Hardman, 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. Also present was Michael Polulak from McGovern Legal Services LLC.

F. Weinstein made a statement regarding the last open Board meeting.

J. Carmody made a follow-up statement.

J. Snyder read a statement regarding social media and the effects it is having on the community, a petition that is circulating and clarified the purchase of the pizza oven.

M. Polulak explained the process residents and the Board would take if a petition was submitted to remove Board members based on the DCA regulations. (Questions and comments from the audience were taken)

ITEMS VOTED ON:

T. Hardman moved to waive the reading of the minutes. J. Carmody seconded. All were in favor. Motion carried.

T. Hardman moved to approve the January 4, 2023 minutes. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

W. Steinman moved to approve the revisions to the Pet Policy. F. Weinstein seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

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

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

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

J. Carmody, Trustee Liaison, gave a report for the Community Services Committee.

J. Carmody announced that the Board has approved/reaffirmed members of the Election Committee.

*Audrey Adler, Chuck Corvo, Marlene Devaney, Mary Louise Doner, Jim Fasciani, Judith Gannon, Meg Kavazanjian, JoAnn Laudicino, Diana Misuraca, Rosemary Moran, Anne Niebergall, Sandy Olsen, Scarlett Thomas, Ellen Truberg, Ruth Wiggins, Vinell Williams, and Leslie Zenj-Ra (King-Proctor).*

M. Lighthipe gave a report for Recreation.

**COMMUNITY MANAGER'S REPORT:** (J. Snyder)

Residents are to be aware of a current scam regarding Ocean Ride. Scammers are claiming to be county employees, who are requesting the passenger's credit card and Social Security numbers, as well as other personal banking information. The purported nature of the call is said to be in reference to an "overdue account." In actuality, no one from any county agency or vendor is placing such a call and would never initiate a call regarding the payment of an overdue account. Some of these scammers have developed a sophisticated system that looks as if a call is coming from Ocean County when it is not. Anyone with questions about their billing should contact Ocean Ride at 732-736-8989, ext. 1. In regards to the congestion that has been reported at the Route 70 gate, Management has changed the options when calling the gate guard. When calling the gate house to place a visitor on your list, select option 4 which will be redirected to the Recreation Department for them to place the name on your list. The Association continues to enforce overnight parking on the street from 2:00 AM to 6:00 AM. Residents are reminded that during the day parking on the street should not block any emergency vehicle or another person's driveway. The Board is currently reviewing the Policy Resolution regarding Unit Owner and Renters Insurance. This will be presented at the next open Board meeting on March 1, 2023.

G. Caravella, Grounds Manager mentioned that the first half of the mower fleet is due for replacement. The current plan includes two years of in-warranty repairs and one year of out-of-warranty repairs. It has been proven that this is the most cost-effective way to keep R&M costs to a minimum. The following bids have been received;

VENDOR	7 NAVIGATORS	7 TRADE-INS	TAX	GRAND TOTAL
Ace Outdoor Power 3	\$116,200.00	-\$22,500.00	\$6,207.82	\$99,907.62
Lakehurst Hardware & Lawnmower	\$112,700.00	-\$17,500.00	\$6,307.03	\$101,507.03
C. A Power Equipment	\$119,000.00	-\$16,000.00	\$6,823.75	\$109,823.75

Management is recommending trading in and purchasing seven (7) Ex-Mark NVS730AKC48000 Navigator mowers from Ace Outdoor Power 3 for a total cost of \$99,907.62. The funds to meet this expense will be provided by account #3150 – Property Fund. The Board will vote on this at the next open Board meeting on March 1, 2023. The 2023 siding painting season is approaching. Management is requesting to release the funds to paint the siding in condos 94 and 95 for a total cost of \$65,624.72. The funds to meet this expense will be provided by account #3000 – Deferred Maintenance/Siding Painting. The Board will vote on this at the next open Board meeting on March 1, 2023. Management is also requesting to release the funds to replace 29 cement driveways for the 2023 driveway replacement schedule at a cost not to exceed \$30,000.00. The funds to meet this expense will be provided by account #3275 – Capital Replacement/Concrete Driveways. The Board will vote on this at the next open Board meeting on March 1, 2023. Management is reporting that the bandsaw in the resident woodshop at Willow hall has broken. In speaking with the users, they are in agreement the bandsaw should be replaced with an upgraded model, rather than the tabletop version that is there now. The following quotes have been received;

EQUIPMENT/VENDOR	BRAND/MODEL	PRICE
Grizzly.com	Grizzly Industrial 14" Bandsaw G0555XH	\$1,752.92
Amazon	Grizzly Industrial 14" Bandsaw G0555XH	\$1,941.03
Ebay	Grizzly Industrial 14" Bandsaw G0555XH	\$2,721.92

Management is recommending purchasing the Grizzly Industrial 14" Bandsaw, model G0555XH from Grizzly.com for a cost of \$1,752.92. The funds to meet this expense will be provided by account #3150 – Property Fund. The Board will vote on this at the next open Board meeting on March 1, 2023.

UNFINISHED BUSINESS:

1. Willow Pool Pergola was discussed and management is waiting for two more bids. This will be presented at the next open Board meeting on March 1, 2023.

NEW BUSINESS:

1. The new Policy Resolution regarding Private Resident to Resident Lessons for a Fee on Common Elements was presented. The resident input is being considered and the policy will also be reviewed by the Administration Committee. This will be presented at the next open Board meeting on March 1, 2023.

J. Snyder gave an updated PowerPoint presentation regarding the proposed structure at Club Encore.

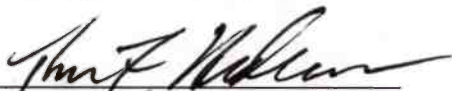
The next open Board meeting will be held on Wednesday, March 1, 2023 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:33 PM.

  
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Samantha Bowker

Administrative Assistant

  
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Tom Hardman

Board Secretary

Approved: March 1, 2023