

The meeting was called to order at 1:00 PM by Board President, Louis Maiocco.

PRESENT: Trustees: Board President - Louis Maiocco, Vice President – F. Weinstein, Treasurer - Al DAmato, Secretary - Joyce Carmody, Trustee - Eugene Murphy, Trustee - Thomas Hardman and Trustee - Wayne Steinman.

Management Staff: Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Administrator – Michelle O'Connor and Recreation Director – Mary Lighthipe.

ITEMS VOTED ON: *(continued in Community Manager's report)*

J. Carmody moved to waive the reading of the minutes. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

J. Carmody moved to approve the January 6, 2021 minutes. F. Weinstein seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

W. Steinman moved to approve the amendments in the LVW Bylaws, Article III, Section 8, "Quorum and Adjourned Meetings". J. Carmody seconded. There was no discussion and a vote was called. All were in favor. Motion carried. (J. Schultz announced that rejection ballots will be mailed on February 4, 2021)

A.DAmato moved to approve the Policy Resolution for Excess Income Applied to the Following Year Assessment. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

F. Weinstein moved to approve and amend the Charters for the Community Services Committee, Finance Committee, Architectural Committee and Administration Committee to state "If a member cannot attend a regularly scheduled meeting, he/she must get the Chairperson's approval. Three unapproved absences per year may be grounds for dismissal from the Committee". W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

T. Hardman moved to approve the purchase of two (2) Coleman 5-ton heat pumps and all required materials from Johnstone Supply for \$8,497.60 along with the required permits from Manchester Township for \$600.00, two (2) installed disconnects from Curry Electric for \$800.00 and the ductwork required for connecting the new units purchased from E.P. Homiek for \$1,125.10. The total cost of the project will be \$11,022.70. This expense will be provided by account #3230 - Capital Replacement/Common Buildings. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

There was no report from the Architectural Committee.

E. Berardis, Chairperson gave a report for the Community Services Committee.

W. Steinman, Trustee Liaison for the Community Services Committee announced that the Board has approved Mary Louise Doner as member for the Community Services Committee.

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

J. Langreich, Chairperson gave a report for the Administration Committee.

The Recreation report was given by the Recreation Director, M. Lighthipe.

COMMUNITY MANAGER REPORT:

J. Schultz mentioned that Pinnacle Federal Credit Union in the Village is looking to bring back their hours full time. There has been a continued problem with Residents picking up after their pets. Residents are asked to adhere to the rules such as; the length of a leash must be no greater than six feet, pets should be vaccinated and licensed with Manchester Township, etc. Residents are not permitted to put their trash at the curb for pickup. Trash must be placed in the in-ground receptable provided by the Village. Residents are encouraged to follow this rule as fines may apply if not adhered to. The solar project for Willow Hall and Leisure Fair has begun. The equipment will be arriving on February 11, 2021 and installation will then take place. New Jersey Natural Gas is petitioning another area in the Village to install gas lines. They have asked the Association to provide addresses to them in a certain area and the Association has agreed. Every two years, following the rules from the Housing for Older Persons Act, the Association must collect resident age verification in order to comply and remain an age restricted Community. This year the Association and every year after will be requiring residents to update some information such as; providing proof of homeowners and/or tenant insurance policy, pet information and proof that the pet was vaccinated, visitors list and vehicle information. The Board is asking residents to email their thoughts at BOT@lvwa.net regarding bulk internet service in the Village.

J. Snyder stated that the tree removal and trimming services have increased over the past several years. The need for a dependable chipper has also increased exponentially as the Grounds Department tends to the aging trees in the Village. In 2002, the Association purchased a Vermeer Chipper to assist in the operation. The equipment was reaching its useful life. It has been repaired numerous times over the past several years at a cost exceeding \$5,000.00. Since it was in need of a major overhaul, it was presented to the Board in a workshop session. Before the Board could vote on the replacement of the Chipper, it failed, so the Board approved an emergency purchase. This replacement has been fully funded since 2012. The new Chipper model would be able to chip limbs up to 15 inches in diameter. The previous Chipper could only take up to 12 inches in diameter. The following bids were received: (All bids included tax and delivery)

Vendor	Item	Cost
Vermeer North Atlantic	BC 1500	\$58,078.64
Vermeer Mid Atlantic	BC 1500	\$59,997.88
Vermeer All Roads	BC 1500	\$60,067.19

J. Carmody moved to memorialize the purchase of the Vermeer BC 1500 Brush Chipper from Vermeer North Atlantic for a cost of \$58,078.64. This expense will be provided by account #3150 – Property Fund/Replacements. F. Weinstein seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

Several years ago, a study was performed to determine the most cost-effective way to carry out the mower replacement schedule. The findings were to replace half of the fleet (7 mowers) every three years. This would allow to have two years under warranty and only one year out of warranty. Last year the first half of the fleet was replaced and now the second half of the mower fleet is due for replacement. This season Management is recommending to purchase seven (7) 48-inch deck Ex-Mark Navigators which will be converted to mulching mowers in the summer months. They will also be trading in (7) seven of the oldest Ex-Mark Navigators which have completed their third season. The following bids have been received: (All bids include taxes and delivery)

Vendor	Navigator (ea.)	7 Trade-In's (ea.)	Grand Total
Lakehurst Lawnmower	\$12,400.00	(\$1,450.00)	\$81,728.06
Ace Outdoor Power 3	\$13,599.00	(\$2,500.00)	\$82,840.13
Heights Farm Equipment	\$13,150.00	(\$100.00)	\$90,684.56
Norm's Engine Repair	\$13,200.00	(\$13,200.00)	\$92,550.50

It is the recommendation to purchase (7) seven Ex-Mark Navigator 48-inch mowers and trade-in (7) seven Ex-Mark Navigator mowers to Lakehurst Lawnmower for a total cost of \$81,728.06. This expense will be provided by account #3150 – Property Fund/Replacements. The Board will vote on this at the next open Board meeting on March 3, 2021.

As previously mentioned at the December 2, 2020 open Board meeting, there was a small Ad-Hoc Committee made up of Trustees, E. Murphy, A.DAmato and T. Hardman, Community Manager – J. Schultz and Service Manager – J. Snyder to inspect the Encore pool pergola. It has been determined that it is need of some repair along with professional refinishing consisting of scraping, stripping in some areas, priming and repainting. Maintenance will make some small repairs to the unit prior to the refurbishment. The following bids were received:

Company	Cost	Notes
CertaPro Painters	\$7,116.24	Includes Pool House Trim and Doors
Five Start Painting	\$7,482.25	Pergola Only
Productive Painting		No Bid Received

It is the recommendation to contract with CertaPro Painting for the refurbishing of the Encore Pool Pergola at a cost of \$7,116.24. 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 March 3, 2021.

J. Snyder stated that with the excess of parking issues in the Village, an inspector will begin next week to ticket any vehicles in violation of the Vehicle Parking Policy. Any vehicle found in violation of the Policy will receive a ticket and/or fine with the possibility of towing if necessary. There is no overnight parking on the streets between 2 AM and 6 AM.

THERE WAS NO UNFINISHED BUSINESS.

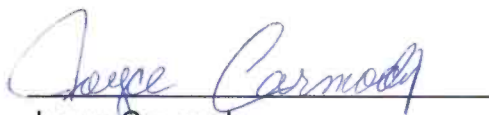
NEW BUSINESS:

1. L. Maiocco stated that in August 2017 the Community Manager's contract, which was in effect at that time was extended for a period of two years beyond the original contract. The contract concludes on April 28, 2021. The Board has been recently discussing this and will be discussing the matter with J. Schultz. The Board will keep the Community updated.

The next open Board meeting is scheduled for Wednesday, March 3, 2021 at 1:00 PM via Zoom.

There being no further business, the Board meeting adjourned at approximately 1:47 PM.


Samantha Bowker
Administrative Assistant


Joyce Carmody
Board Secretary

Approved: March 3, 2021