

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

FEBRUARY 6, 2019
WILLOW HALL

Present were L. Maiocco, C. Lupo, E. Murphy, F. Weinstein, S. Falk-Zitelli, A. Damato and S. Tozzi. Also present were Community Manager – J. Schultz, Service Manager – J. Snyder, Recreation Director – M. Lighthipe and Accounting Administrator – M. O'Connor.

This meeting commenced at approximately 1:00p.m with the pledge of allegiance.

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

F. Weinstein moved to waive the reading of the minutes. C. Lupo seconded. All were in favor. Motion carried.

F. Weinstein moved to approve the January 16, 2019 minutes. E. Murphy seconded. All were in favor. Motion carried.

E. Murphy moved to accept the audited financial statements for FYE 9/30/18 as presented by the auditors. C. Lupo seconded. All were in favor. Motion carried.

E. Murphy moved to approve the Policy Resolution for Excess Income Applied to the Following Year Assessment. S. Falk-Zitelli seconded. All were in favor. Motion carried.

M. Lighthipe, Recreation Director gave a report for the Recreation Department.

COMMUNITY MANAGER REPORT:

J. Snyder reported that the Coffee Lounge is underway at Club Encore. He stated that there is a need to replace the two salt spreaders, which were purchased in 2011 and are fully funded. Bids were received from the following companies to purchase two Tailgate Spreaders which include shipping and taxes:

Creston Hydraulics	Saltdogg Tailgate Spreader	\$8,493.75
Ultra Equipment	Saltdogg Tailgate Spreader	\$9,756.19
County Line Power	Snow Ex Tailgate Spreader	\$11,089.00

*C. Lupo moved to approve the purchase of two (2) Saltdogg Tailgate Spreaders from Creston Hydraulics for a cost not to exceed \$8,493.75. This expense will be provided by account #3150 – Property Fund – Replacement. F. Weinstein seconded. All were in favor. Motion carried.

The Encore HVAC contract was approved, awarded and completed by Toms River Heating and Air Conditioning. Upon the final inspection by the Township of Manchester's Building Department they requested additional items to be part of the project. The Association was required to obtain engineering design sealed drawings and to have lintels installed and penetrations made in the walls for the new ductwork. There was also some unforeseen need to replace two faulty electrical shutoffs to the Auditorium and Stage A/C units.

*F. Weinstein moved to memorialize the cost for the sealed engineering design drawings from Lockatong Engineering for a cost of \$6,050.00, the installation of the lintels that were completed by Complete Masonry and Repairs Inc. for a cost of \$2,850.00 and the replacement of the faulty Auditorium and Stage electrical shut-offs that were completed by Curry Electric for a cost of \$2,410.79. These expenses totaling \$11,310.79 will be

provided by account #3230 – Capital Replacement/ Common Buildings. C. Lupo seconded. All were in favor. Motion carried.

He has sent out to eight pool management companies a “Request for Proposal” for the 2019 pool season regarding the management contract. The three bids received for pool management and lifeguards services meet the RFP and provide similar services and are as follows:

Pool Management Company	Services with one Lifeguard	Services with two Lifeguards	Un-Guarded Sept 9 th -Sept 30 th
Candlewood Management Services	\$54,850.00	\$85,250.00	\$1,748.65
Sparkling Pool Service	\$60,400.00	\$89,100.00	\$2,100.00
Carmona Pools	\$60,700.00	\$107,700.00	\$4,800.00

After discussion with the Board of Trustees, they have been directed to move forward with taking the exemption and use of one lifeguard per pool for the 2019 season. It is his recommendation to contract LVW’s Pool Management Services with Candlewood Management Services for the 2019 season for one lifeguard per pool for a cost of \$54,850.00 along with the un-guarded option at the end of the season for \$1,748.65. This expense of \$56,598.65 will be provided by account # 8570 – Swimming Pool Repair and Maintenance. This will be voted on at the next open Board meeting on February 20, 2019.

The options have been investigated on whether to replace or renovate the Willow pool. Two separate RFP’s were sent out to eight commercial pool renovation companies and four bids were received. After the bids were reviewed, options were discussed and facts evaluated, it was determined that the best path for LVWA is to renovate the pool in lieu of replacement.

Company	Quote
Sparkling Pools	\$68,835.35
Fortunato Pools	\$85,354.00
Blue Haven	\$94,700.00
Blue Dream Pools	\$119,550.00
Bids not received	Creative Pools, Omega Pools, Budds Pools, Cipriano Pools

(Upgrade items to include: cement decking, wood decking, lighting, electrical, plumbing and permits for an estimated cost of \$23,000.00).

After carefully, reviewing all bids and references even though they are not the low bid, Blue Haven Pool’s references were great and they best met our needs and requirements. If the Board wishes to move forward with the renovation, it is his recommendation to contract with Blue Haven Pools for a cost of \$94,700.00 and also approve the estimated upgrades for \$23,000.00 plus additional unforeseen expenses for a total not to exceed the expense of \$120,000.00. This expense will be provided by account #3230 – Capital Replacement/ Common Buildings. This will be voted on at the next open Board meeting on February 20, 2019.

J. Schultz, Community Manager announced that Willow Hall will be open on the first and third Saturday, beginning April 6th through October 19th from 8am to 2pm to accommodate working residents that may need to handle Association business such as permits, purchasing event tickets, transponders, resident badges, etc.

UNFINISHED BUSINESS

1. The drafted Ballot to reject the LVWA Bylaw Amendments was presented again and further explanation was given to the residents. The Board of Trustees will vote to approve the LVWA Bylaw Amendments on February 20, 2019.
2. C. Lupo, Trustee along with S. Tozzi, Trustee reported that the Space Ad Hoc Committee report has been finalized and was submitted to the Liaisons of the Community Services Committee and the Committee.

*A.DAmato moved to lift the temporary moratorium on new Clubs/Groups since the Space Ad hoc Committee report was submitted. S. Falk-Zitelli seconded. All were in favor. Motion carried.

NEW BUSINESS

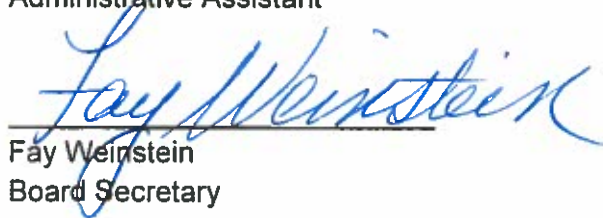
1. S. Falk-Zitelli, Co-Liaison for Community Services Committee announced that Gloria Freem, Chairperson of VISTON has resigned. She thanked her for all her time volunteering for VISTON.
2. L. Maiocco, Board President announced that Adele Shuldman, Chairperson of the ADR Committee has step-down as Chairperson.

The next open Board meeting will be held on Wednesday, February 20, 2019 at 1:00pm in the Willow Hall Auditorium.

There being no further business, the Board meeting adjourned at approximately 2:00 PM.



Samantha Bowker
Administrative Assistant



Fay Weinstein
Board Secretary

Approved: February 20, 2019