

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, FEBRUARY 6, 2019 WILLOW HALL

1:00PM

Pledge of Allegiance

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the January 16, 2019 minutes.
3. Motion to accept the audited financial statements for FYE 9/30/18 as presented by the auditors.
4. Motion to approve the Policy Resolution for Excess Income Applied to the Following Year Assessment.

RECREATION REPORT

COMMUNITY MANAGER'S REPORT

UNFINISHED BUSINESS:

1. Drafted Ballot to reject LVW Bylaw Amendments - to be voted on by the BOT on 2/20/19.

NEW BUSINESS:

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

ADJOURN OPEN MEETING

AUDIENCE COMMENTS: In general, audience questions and comments should be addressed to the interest of all residents. For resolution of personal or maintenance issues, contact the Department Manager or the Service Manager and, if necessary, the Community Manager.

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

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

ITEMS VOTED ON: (*continued in Community Managers Report)

S. Falk-Zitelli moved to waive the reading of the minutes. E. Murphy seconded. All present were in favor. Motion carried.

S. Falk-Zitelli moved to approve the January 2, 2019 minutes. E. Murphy seconded. All present were in favor. Motion carried.

After receiving many suggestions and comments from the Residents to the Board of Trustees regarding the proposed revisions to the Policy, "Vehicle Use and Vehicle Parking", the Board has tabled this item and it will be brought back at a later date after doing further research and taking the suggestions into consideration.

COMMITTEE REPORTS:

There was no report for the Architectural Committee.

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

J. Saylor, Chairperson gave a report for the Community Services Committee.

There was no report for the Finance Committee.

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

L. Maiocco, Board President, mentioned that the moratorium is still in place but those wishing to become a Club, Assembly or Group may submit an application to the Recreation Department, but will wait approval until the moratorium is lifted.

COMMUNITY MANAGER REPORT:

J. Schultz gave an update on the solar project for the four (4) buildings; Club Encore, Willow Hall, Leisure Fair and the Association office. The first phase of the project will begin sometime in February; weather permitting, with the Association office and Club Encore. There have been many issues with Hotwire billing residents for services they no longer have or for the return of equipment. The Association office has a letter residents may use to assist them which was provided by the Attorney for the Association. Hotwire services in the community will be

terminated on February 4th. The website for residents, lvwcreeper.com, has a new feature. You can find a link to the LVW calendar which includes LVW events and many other features. This is a web based calendar and you may also visit it by going to www.calendarwiz.com/LVWA. The Association is also using a new telephone system. You may now call one phone number (732-657-9595) which can transfer you to any department you are trying to reach. The new phone system also has voicemail.

J. Snyder, Service Manager mentioned that the ceiling mounted projector in Willow Hall had been malfunctioning and was sent out to a factory authorized repair facility. The estimate of repair was \$1,400.00 to replace a faulty motherboard. Given the age of the unit (7 years) and the cost of a new projector, it is the opinion of management; the repair is not a cost effective option. The following quotes were received:

<u>Vendor</u>	<u>Equipment</u>	<u>Price</u>
Tierney Brothers	Epson PowerLite L610U Laser Projector	\$3,385.34
CompSource	Epson PowerLite L610U Laser Projector	\$3,398.71
Office Wonderland	Epson PowerLite L610U Laser Projector	\$3,624.01
B&H Photo Video	Epson PowerLite L610U Laser Projector	\$3,730.81
Adorama	Epson PowerLite L610U Laser Projector	\$3,730.81

*C. Lupo moved to approve the purchase of the Epson PowerLite L610U Laser Projector from Tierney Brothers for a total cost which includes tax and shipping for \$3,385.34. The funds to meet this expense will be provided by account #3150 – Property Fund – Replacements. A. DAmato seconded. All present were in favor. Motion carried.

J. Snyder also mentioned to disconnect your garden hoses and if you need assistance to please call the Maintenance Department. With the snow fall prediction on its way for this weekend, please remember to remove your vehicles from the roadway and driveways, clear your windshields if you must drive and fill up on any supplies you may need.

C. Lupo, Board Vice-President, reminded residents that when snow has been forecasted all cars must be removed from streets and driveways in order to enable snow removal to be accomplished as quickly as possible. With the exception of the Administration office lot, all parking lots are available for parking until the snow has been cleared. Vehicles must be removed from the streets for snow plowing operations; violators will be towed at their own expense.

M. Lighthipe mentioned that there will be a Pool Committee meeting on Friday, January 25, 2019 at 1:00PM in the A&B Rooms at Willow Hall. Members from last year's Committee have been invited back and anyone else wishing to join may submit their interest to the Recreation Department.

UNFINISHED BUSINESS

1. The Board presented the drafted ballot to reject the LVW Bylaw Amendments as attached to the Agenda. The Board will vote on this at the open Board meeting on February 20, 2019.

L. Maiocco mentioned that there are many different forms of social media outlets regarding Leisure Village West and that they are unofficial Leisure Village West information. The Board does not support these sites. Anything that a resident wishes to share may be submitted via email to bot@lvwa.net.

There was no new business.

The next open meeting will be the Audit meeting, which will be held on Wednesday, January 23, 2019 at 1:00pm in the Willow Hall Auditorium. The next open Board meeting will be held on Wednesday, February 6, 2019 at 1:00pm in the Willow Hall Auditorium.

The business portion of this meeting ended at approximately 2:01p.m.

Samantha Bowker
Administrative Assistant

Fay Weinstein
Board Secretary

Approved: PENDING

Leisure Village West Association

AT MANCHESTER, NEW JERSEY

RESOLUTION

EXCESS INCOME APPLIED TO THE FOLLOWING YEAR'S ASSESSMENT

WHEREAS, Leisure Village West Association, Inc. is a New Jersey corporation duly organized and existing under the laws of the State of New Jersey; and

WHEREAS, the members desire that the corporation shall act in full accordance with the rulings and regulations of the Internal Revenue Service;

NOW THEREFORE, the members hereby adopt the following resolution by and on behalf of the Leisure Village West Association.

BE IT RESOLVED, that any excess of membership income over membership expenses for the year ended September 30, 2018 shall be applied against the subsequent tax year member assessments as provided by IRS Revenue Ruling 70-604.

This resolution is adopted and made part of the minutes of meeting of February 6, 2019.

Fay Weinstein,
Board Secretary

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BALLOT to REJECT AMENDMENT

In order to cast a vote to reject the By-Law Amendments, you must return this ballot within thirty (30) days of the date of the notice, which you received with this ballot.

No action is required if you approve of the amendments.

Completed ballots must be returned to the following address by the deadline noted above:

Leisure Village West Association, Inc.
959 Buckingham Drive
Manchester, New Jersey 08759

Only one ballot may be cast per unit.

Vote below to reject any individual amendment:

TABLE OF CONTENTS	<input type="checkbox"/> I vote to REJECT the By-Law amendment which would add a table of contents.
ANNUAL AND SPECIAL ASSOCIATION MEETINGS Article III, Section 2	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article III, Section 2, which would change the annual meeting from January of each year to August of each year.
NOTICE OF MEETINGS Article III, Section 3	<input type="checkbox"/> I vote to REJECT the By-Law Amendment to Article III, Section 3, last paragraph, which would change the avenue by which notice of open Trustee meetings is delivered to the membership.
QUORUM AND ADJOURNED MEETINGS Article III, Section 8	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article III, Section 8, which would change the avenue by which notice of rescheduled or adjourned meetings are announced to the membership.
TERM OF OFFICE Article V, Section 2	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article V, Section 2, which would have Board terms begin on the date of the annual meeting.
ELECTION PROCEDURE Article V, Section 5	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article V, Section 5, which would move the annual election from September to August.
ATTENDANCE BY UNIT OWNERS Article V, Section 13	<input type="checkbox"/> I vote to REJECT the By-Law amendment to Article V, Section 13, which would change the avenue by which notice of open Board meetings is announced to the membership.

TRUSTEES' OPEN FORUM Article V, Section 14, Subsection (a)	___ I vote to REJECT the By-Law amendment to Article V, Section 14, Subsection (a), which would specify the purpose of the Board's January and July meetings.
TRUSTEES' OPEN FORUM Article V, Section 14, Subsection (b)	___ I vote to REJECT the By-Law amendment to Article V, Section 14, Subsection (b), which would lower the timeframe for posting notice of open Board meetings from seven working days to five calendar days.

Unit Owner's Name: _____

Address (of Unit in Leisure Village): _____

Home Address (if different from above): _____

Unit Owner's Signature: _____

