

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

JANUARY 4, 2017
WILLOW HALL

Present were Louis Maiocco, Charles Lupo, Susan Nordell, Marge King, Russ Steenweg and Elaine Baumeister. Also present were Community Manager – Joseph Schultz, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe. Sandra Kaufman was absent.

This meeting commenced at approximately 1:00p.m.

Pledge of Allegiance

E. Baumeister moved to approve the December 7, 2016 and December 21, 2016 minutes. R. Steenweg seconded. All in favor.

S. Nordell moved to approve the amended charter for the Finance Division. C. Lupo seconded. All in favor.

R. Steenweg moved to approve the amended charter for the Architectural Division. C. Lupo seconded. All in favor.

C. Lupo moved to approve the amended charter for the Administration Division. S. Nordell seconded. All in favor.

R. Steenweg moved to approve the amended Architectural Specification 1_8 – Patios. S. Nordell seconded. All in favor.

R. Steenweg moved to approve the amended Architectural Specification 1_11 – Patio Awnings. C. Lupo seconded. All in favor.

M. King moved to approve the amended Policy for Levying Penalty for Late Payments of Monthly Assessment and Service Charges. S. Nordell seconded. All in favor.

C. Lupo moved to approve the amended Bylaws for the Italian American Social Club. R. Steenweg seconded. All in favor.

S. Nordell moved to memorialize the Association's payment to Curry Electrical Contracting for replacement of electrical panels at 1A, 10A & 19C Yorkshire Court, 816B Liverpool Circle, 514B Cheshire Court, 1185B Thornbury Lane, 19B Buckingham Drive, 5B & 19C Sterling Street, 43A Edinburgh Lane and 593B Burtons Court for a total cost of \$10,805.36. The funds to meet this expense were provided by account# 3295 – Capital Replacement – Exterior Restoration & Unit Infrastructure. C. Lupo seconded. All in favor.

C. Lupo moved to approve Arthur Weiner to the Finance Division. M. King seconded.

S. Kaufman – Absent
S. Nordell – No
E. Baumeister – No
M. King – Yes
R. Steenweg – No
C. Lupo – Yes
L. Maiocco – Yes

Motion not carried.

C. Lupo moved to approve Louise Nellegar to the Finance Division. S. Nordell seconded. All in favor.

COMMUNITY MANAGER'S REPORT

J. Schultz reminded Residents that there is no longer a labor fee charge associated with purchasing a motion sensor light from the Association. He also reminded residents to continue lighting up the area around their unit by leaving a light on outside at night. He mentioned that this is the last chance to purchase a gate for their fence through the Association.

RECREATION REPORT

M. Lighthipe reported that tickets are on sale now for Showtime, Super Bowl Party, Afternoon Paint Party, Valentine's Day and Ace in Hole's production of Seamus O'Macaroni. She stated that winter Bingo will be held on January 20th at 1PM in Willow Hall.

UNFINISHED BUSINESS

1. There is no new update with Hotwire Services.
2. The Board is waiting for the report regarding the Willow Gazebo study.

There was no new business.

L. Maiocco gave a report regarding the results and impact of the Town Hall meeting that was held on Wednesday, November 30, 2016.

AUDIENCE COMMENTS

T. Ferrell stated that a Trustee cannot head a Committee.

C. Petrucelli asked how many units are not occupied in the Village and what the total amount of outstanding HOA fees is owed. She also asked how many units are being rented through the Association.

P. Burke mentioned she did not know that there was a Pool Committee and asked how to join.

L. Kohler asked that the Board to consider re-instating the walkway lights that were previously removed by the Association.

S. Zitelli asked if she could reach out to Manchester Township to have money funded for repaving in the Village.

There being no further business, the Board meeting adjourned at 1:48 PM.



Elaine Baumeister
Elaine Baumeister
Board Secretary



Samantha Bowker
Samantha Bowker
Administrative Assistant

