

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, Trustee - Wayne Steinman, Trustee - Fay Weinstein and Trustee - Michael Blank.

Management Staff: Present were Community Manager - Jim Snyder, and Recreation Director - Mary Lighthipe.

ABSENT: Board Secretary - Thomas Hardman and Accounting Administrator - Michelle Lampard.

ITEMS VOTED ON:

J. Carmody moved to waive the reading of the minutes. F. Weinstein seconded. All present were in favor. Motion carried.

J. Carmody moved to approve the December 7, 2022 minutes. E. Murphy seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to contract with Curry Electric for the purchase and installation of a 14KW generator and gas hook-up to be installed at the Route 70 gatehouse for a total cost of \$12,001.11. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. J. Carmody seconded. There were questions and comments from the audience. A vote was called and all present were in favor. Motion carried.

F. Weinstein moved to purchase six (6) 2023 Club Car Carryall 700 carts from Vic Gerard Golf Cars for a total cost of \$166,808.42. The funds to meet this expense will be provided by account #3150 - Property Fund/Replacements. E. Murphy seconded. There was a question from the audience. A vote was called and all present were in favor. Motion carried.

J. Carmody moved to contract with FWH Associates PA for the concept and design of the Bocce Court structure at a cost not to exceed \$6,000.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. M. Blank seconded. There were questions and comments from the audience. A vote was called and all present were in favor. Motion carried.

E. Murphy moved to approve to release the funds of Year Three for the Cedar Shake Project at a cost not to exceed \$100,000.00. The funds to meet this expense will be provided by account #3292 - Capital Replacement- ER-Cedar Shakes. W. Steinman seconded. There was no discussion. A vote was called and all present were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

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

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

There was no Administration Committee report.

There was no Finance Committee report.

Election: *The Board announced the approval of Mary Lou Doner as Chairperson of the Election Committee.*

M. Lighthipe gave a report for Recreation.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

The new Building Maintenance Manager, David Niblack was introduced to the residents. Moving forward with the next step in the renovation of the Willow Pool area, management has received the following bid to refurbish the Willow Pool Pergola;

Item	Vendor	Cost
Pergola Reno	It's All Good Construction	\$33,750.00
Cement Decking	In-House	\$4,000.00
Fans	In-House	\$1,800.00
Lighting	In-House	\$3,000.00
Sound System	In-House	\$2,500.00
Project Cost		\$45,050.00

If the Board wishes to move forward, Management is recommending to contract with It's All Good Construction to refurbish the Willow Pool Pergola for a cost of \$33,750.00, purchase fans and lighting, and replace cement decking for a cost of \$11,300.00. The total cost for this project is \$45,050.00. 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 February 1, 2023.

The gate guard that was attending the Route 37 gate on Christmas Day was successful. Residents are reminded to remove their hose bibs to avoid water breaks. Management is researching dimensional shingles since three-tab shingles are becoming obsolete. The Board and Management are working on the Club Encore patio structure.

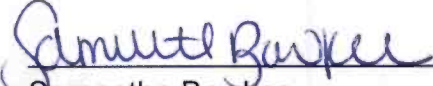
THERE WAS NO UNFINISHED BUSINESS.


NEW BUSINESS:

1. The revisions to the Pet Policy were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on February 1, 2023. There was suggestion to amend #5 in the policy. The Board will review this suggestion.

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

There being no further business, the Board meeting adjourned at approximately 1:57 PM.


Samantha Bowker
Administrative Assistant


Tom Hardman
Board Secretary

Approved: February 1, 2023