

# AGENDA

## LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, JANUARY 5, 2022 at 1:00 PM WILLOW HALL

- Pledge of Allegiance
- CALL TO ORDER
- ROLL CALL

### ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the December 1, 2021 minutes.
3. Motion to contract with Johnson Baron for the Road Paving Project which consists of all roads and driveways in condos #1 through #5 along with condo #52, including the parking areas and three additional areas on Buckingham Drive for a cost of \$526,666.40. The funds to meet this expense will be provided by account #3290 - Capital Replacement/Roads. The unaudited balance for this account as of 11/30/21 is \$1,763,858.88.

### PRESENTATION OF REPORTS:

#### I. COMMITTEE REPORTS

Architectural Committee	(Ed Traeger)
Community Services Committee	(Mary Lou Doner)
Finance Committee	(Charles Corvo)
Administration Committee	(Judith Langreich)

#### II. RECREATION REPORT

(Mary Lighthipe)

#### III. COMMUNITY MANAGER'S REPORT

(Joseph Schultz/Jim Snyder)

### UNFINISHED BUSINESS

1. Master Deed Amendment - "Capital Expenditures"

### NEW BUSINESS

The Audit meeting will be held on Wednesday, January 26, 2022 at 7:00 PM in the Auditorium at Willow Hall. The next open Board meeting will be held on Wednesday, February 2, 2022 at 1:00 PM in the Auditorium at Willow Hall.

- 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.

The meeting was called to order at 1:05 PM by Board President, Charles Lupo with the Pledge of Allegiance.

PRESENT: Trustees: Present were President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Secretary - Thomas Hardman, Trustee - Louis Maiocco, Trustee - Fay Weinstein and Trustee - Al DAmato.

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

APPEARANCES: Sandra Blain-Snow and Tanara Hall gave a PowerPoint Presentation regarding the many aspects of Recycling in Ocean County. They left the meeting at 1:50 PM.

ITEMS VOTED ON: (*Continued in Community Manager's Report*)

F. Weinstein moved to waive the reading of the minutes. J. Carmody seconded. A vote was called and all were in favor. Motion carried.

F. Weinstein moved to approve the November 3, 2021 minutes. T. Hardman seconded. A vote was taken and all were in favor. Motion carried.

J. Carmody moved to approve the replacement equipment for the LVW Fitness Center from Life Fitness for a total cost of \$34,057.88. This expense will be provided by account #3150 – Property Fund/Replacements. E. Murphy seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

T. Hardman moved to approve the revisions to Specification 1\_1, "Landscaping in the Five-Foot Area". J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

A.DAmato moved to approve Policy Resolution regarding Moratorium on Opening of Newly Paved Streets. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

L. Maiocco moved to approve the transfer of all available recycling funds from the recycling account to the operating account, for the use of the Recreation Department prior to September 30, 2022, as determined by the Board of Trustees. T. Hardman seconded. There was no discussion and a vote a taken. All were in favor. Motion carried.

E. Murphy moved to approve the signing of the service agreement with Homewisedocs.com for Condo Questionnaires for LVWA at no cost to LVWA. J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

E. Traeger, Chairperson gave a report for the Architectural Committee.

*The Board announced the approval of JoAnn Johnson as a new member to the Architectural Committee.*

M. L. Doner, member gave a report on behalf of Chairperson M. Morizio for the Community Services Committee.

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

*The Board announced the approval of Charles "Chuck" Corvo as new Chairperson of the Finance Committee.*

There was no report for the Administration Committee.

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

COMMUNITY MANAGER'S REPORT: (J. Schultz and J. Snyder)

The Board of Trustees has agreed to end the contract for the paper trailer at Club Encore. Newspapers will now be collected by Manchester Township at the curb with the rest of your recycling. The last day to drop off newspapers at the Club Encore paper trailer is December 31, 2021. A public hearing on the 3-story short-term post-acute care facility consisting of approximately 124 beds application has been scheduled for December 6, 2021, at 6:00 p.m. at 1 Colonial Drive, Manchester Township, New Jersey, at which time and place any interested party will have an opportunity to be heard. The notice is placed on the [lvwcreeper.com](http://lvwcreeper.com). During the lawn restoration program, the Bobcat A770 loader went down. The Bobcat became non-operational and developed a major issue with the hydraulic system. The Bobcat was sent to Garden State Bobcat to diagnose the issue. The estimate came back at a cost of \$15,410.00. The loader will be needed for the upcoming snow removal season and also require to operate the stump grinder attachment. As an option a quote was received for a loader rental for three months if needed for snow removal at a cost of \$7,483.80. Management could not find a vendor that has a loader in stock that will meet the requirements and have found that supplies are extremely limited or completely unavailable. The only vendor that Management was able to find is Jersey Rents that has a new 2021 ASV RT75 MS Track Loader which is compatible to run the stump grinder attachment. The unit is scheduled for delivery at their facility within the next two to three weeks. The Board of Trustees also received a quote from Cherry Valley Tractor Sales which has a minimum six month wait to have it in stock. After some discussion, A.DAmato moved to approve the purchase of the ASV RT75 MS Track Loader from Jersey Rents at a total cost of \$85,246.68. This expense will be provided by account #3150 – Equipment Replacement. F. Weinstein seconded. A vote was taken and all were in favor. Motion carried. The Road Paving Project consists all of the roads and driveways in condos #1 through #5 along with condo #52 (including the parking areas). Three areas of Buckingham Drive have been included. Two of those areas were damaged by last year's water break and the entrance at the Route 37 gate. Below is the summary of the bids received:

Company Name	Buckingham Main & Side Roads	Buckingham Driveways	Milling Disposal Discount	Bid Total	Able to Hold Price until Spring
Johnson Baron	X	X	(\$100.00)	\$526,666.40	YES
Paving Plus	X	X	(\$10,000.00)	\$529,420.00	NO
Moderno Construction	X	X	(\$7,500.00)	\$569,800.00	YES
Hesse	X	X	(\$3,000.00)	\$575,000.00	NO
Garden State Sealing	X	X	(\$8,250.00)	\$626,780.00	NO

If the Board wishes to proceed with the paving project, Management is recommending to award the contract for the above-mentioned areas to Johnson Baron at a cost of \$526,666.40. The funds to meet this expense will be provided by account #3290 – Capital Replacement/Roads. The Board will vote on this at the next open Board meeting on January 5, 2022. Residents are reminded to disconnect their hoses. Trash collection for the Christmas Holiday will follow the same as Thanksgiving; the entire Village will be picked up on Wednesday, December 22, 2021 and again on Monday, December 27, 2021. There will be no trash collection on Thursday, December 23, 2021 and Friday, December 24, 2021. A one-call will be placed to all residents as a reminder.

**UNFINISHED BUSINESS:**

1. The Master Deed amendment regarding Capital Expenditures was presented again as attached to the agenda. The Board will vote on this at the next open Board meeting on January 5, 2022. Mailing of the ballots will be on January 6, 2022.

**NEW BUSINESS:**

1. The Road Paving Project for 2021 was addressed in the Community Manager's Report.

The next open Board meeting will be held on Wednesday, January 5, 2022 at 1:00 PM in the auditorium at Willow Hall. The Audit meeting will be held on January 26, 2022 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 2:28 PM.

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Samantha Bowker  
Administrative Assistant

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Tom Hardman  
Board Secretary

Approved: PENDING

# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

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## Interoffice Memorandum

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To: Board of Trustees

From: Gene Caravella

Date: November 23, 2021

Re: Road Paving Project Bids

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The Road Paving Project consists all of the roads and driveways in condos # 1 through # 5 along with condo # 52 (including the parking areas). We have also included three areas on Buckingham drive. Two areas that were damaged by the last year's water break and the entrance at the Route 37 gate.

**Below is the summary of the bids received:**

Company Name	Buckingham Main & Side Roads	Buckingham Driveways	Milling Disposal Discount	Bid Total	Able to Hold Price Until Spring
JOHNSON & BARON	x	x	(\$100.00)	\$526,666.40	YES
PAVING PLUS	x	x	(\$10,000.00)	\$529,420.00	NO
MODERNO CONSTRUCTION	x	x	(\$7,500.00)	\$569,800.00	YES
HESSE	x	x	(\$3,000.00)	\$575,000.00	NO
GARDEN STATE SEALING	x	x	(\$8,250.00)	\$626,780.00	NO

If the Board wishes to proceed with the paving project. It is our recommendation to award the contract for the above-mentioned areas to Johnson Baron at a cost of \$526,666.40. Funds for this Road Paving Project will be allocated from Account #3290 – Capital Replacement Roads.



**Master Deed, Section 17**

SECTION 17: LEISURE VILLAGE WEST ASSOCIATION may acquire recreational facilities whether or not contiguous to the Condominium property for the enjoyment, recreation and benefit of Unit owners. Such recreational facilities may consist of a community hall or auditorium, arts and crafts rooms, card rooms, meeting rooms, woodworking shop, swimming pool, pool building, lakes or ponds, golf courses, shuffleboards, etc., and the fees, costs and expenses of acquiring, maintaining, operating, repairing or replacing any of such facilities and the personal property used in the operation of enjoyment of the same, shall be common expenses. The purchase or acquisition for value of additional recreational facilities with funds of LEISURE VILLAGE WEST ASSOCIATION shall be deemed to be a capital expense and thus require authorization by an affirmative vote of 80 percent of the interest of the members representative of the undivided ownership of the Condominium as a whole, notwithstanding anything to the contrary in the Bylaws

**Proposed amendment:** Master Deed, Section 17 will be modified as follows (the changes are underlined below):

SECTION 17: LEISURE VILLAGE WEST ASSOCIATION may acquire recreational facilities whether or not contiguous to the Condominium property for the enjoyment, recreation and benefit of Unit owners. Such recreational facilities may consist of a community hall or auditorium, arts and crafts rooms, card rooms, meeting rooms, woodworking shop, swimming pool, pool building, lakes or ponds, golf courses, shuffleboards, etc., and the fees, costs and expenses of acquiring, maintaining, operating, repairing or replacing any of such facilities and the personal property used in the operation of enjoyment of the same, shall be common expenses. The purchase or acquisition for value of additional recreational facilities with funds of LEISURE VILLAGE WEST ASSOCIATION shall be deemed to be a capital expense and thus require authorization by an affirmative vote of sixty-six and two thirds percent (66 2/3%) of the interest of the members representative of the undivided ownership of the Condominium as a whole, notwithstanding anything to the contrary in the Bylaws.