

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

JANUARY 8, 2020
WILLOW HALL

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

This meeting commenced at approximately 1:00 PM with the Pledge of Allegiance.

APPEARANCES:

Jordan Weed, Patrol Officer from the Manchester Police Department spoke about the most common scams that are taking place in Manchester Township and she let residents know how to handle them.

Mayor Kenneth Palmer from Manchester Township explained the process regarding the recent tax assessments.

ITEMS VOTED ON:

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 December 4, 2019 minutes. S. Falk-Zitelli seconded. All were in favor. Motion carried.

A.DAmato moved memorialize the purchase of an ATTTL85S 85 gallon aluminum split transfer tank from Henrichinc.com for a total cost of \$1,122.78. The funds to meet this expense will be provided by account #3150 - Property Fund Replacement. The unaudited balance for this account as of 11/30/19 is \$932,955.88. S. Tozzi seconded. All were in favor. Motion carried.

E. Murphy moved to approve the amendments to the LVW Bylaws Relating to Leasing or Rental of Units. C. Lupo seconded. All were in favor. Motion carried.

The mailing of the ballots will be on Thursday, January 9, 2020 and the Special meeting will be held on Monday, February 10, 2020 at 10:00AM in the Auditorium at Willow Hall.

There were no Committee reports due to the Holiday season.

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

COMMUNITY MANAGER REPORT: (J. Schultz/ J. Snyder)

J. Schultz, Community Manager thanked the Ad Hoc Parking Committee for researching additional parking and reviewing the Parking Policy. The Board has agreed to dissolve the Ad Hoc Parking Committee, leave the current Parking Policy as is and not add any additional parking spaces at this time. The Election Committee currently has openings for new members. If any Resident is interested in becoming a member, please submit a resume to election@lvwa.net or by mail to 959 Buckingham Drive, Manchester, NJ 08759.

J. Snyder, Service Manager mentioned that the Maintenance Department is installing new benches in LVW. The ongoing tree project is in the next phase which is trimming the dead wood.

The Board of Trustees are currently discussing and reviewing swipe door access to the Recreation buildings.

There was no unfinished business.

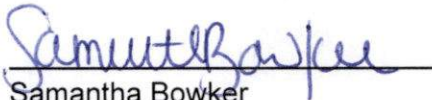
NEW BUSINESS:

1. The Board recently asked to review maintenance costs and responsibilities on the subject of repair and maintenance of windows, in particular, glass replacement. In contradiction to the governing documents, the Association has continued to provide maintenance, including replacement of window glass. After much discussion, the Board has agreed to no longer warranty glass; however, the Association will continue to service components like springs, and other window parts, if available. The Association will honor all glass replacement service requests currently in the system but have suspended taking any new orders. The Association is currently seeking a vendor who could continue to replace glass at a reasonable cost for members.

A Town Hall meeting will be held on Wednesday, January 29, 2020 at 1:00 PM in the Willow Hall Auditorium regarding the gate entry system of LVW.

The next meeting open Board meeting which is the Audit meeting, will be held on Wednesday, January 22, 2020 at 7:00 PM in the Willow Hall Auditorium. The following open Board meeting will be held on Wednesday, February 5, 2020 at 1:00 PM in the Willow Hall Auditorium.

There being no further business, the Board meeting adjourned at approximately 1:53 PM.



Samantha Bowker
Administrative Assistant



Fay Weinstein
Board Secretary

Approved: February 5, 2020