

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

JULY 18, 2018
WILLOW HALL

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

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

S. Tozzi announced a Town Hall meeting with Verizon representatives on July 23, 2018, at 4:00 pm in Willow Hall. However, this date will be re-scheduled due to a Recreation event conflict.

Caroline Brukel, Vice President of the Manchester Volunteer First Aid Squad, made an appearance asking for support in working with the Manchester police department.

ITEMS VOTED ON:

1. S. Kaufman moved to waive the reading of the minutes. S. Falk-Zitelli seconded. All present were in favor. Motion carried.
2. L. Maiocco moved to approve the July 3, 2018, minutes. C. Lupo seconded. All present were in favor. Motion carried.
3. C. Lupo made a motion to authorize the Association to contract with the following vendors for the HVAC System Replacement-Club Encore: Toms River Heating & AC- HVAC-\$226,465.00, Toms River Heating & AC- Plumbing-\$3,250.00, Curry Electrical- Electrical-\$5,736.12, with additional costs for permits and demolition for a total cost not to exceed \$240,000.00. This expense will be charged to GL#3230-Capital Replacement-Common Buildings. The unaudited balance for GL#3230 as of 6/30/18 is \$1,307,396.98. S. Tozzi seconded. All present were in favor. Motion carried.
4. S. Falk-Zitelli made a motion to amend the By-Laws as proposed. S. Kaufman seconded. All present were in favor. Motion carried.

S. Kaufman informed residents that the Board of Trustees has unanimously approved the appointment of Mr. Lawrence Buisa to the Architectural Committee.

COMMITTEE REPORTS

Tom Hardman gave the Architectural Committee report.
No report was given for Activities & Services Committee.
Mary Lou Doner gave the Finance Committee report.
Judith Langreich gave the Administration Committee report

RECREATION REPORT

Mary Lighthipe gave the Recreation report.

S. Tozzi informed residents that after numerous emails and letters, the Board of Trustees has decided to suspend the pool monitors (gate guards) for 2 weekends beginning July 21,2018 to determine if there are any incidents on the weekends and a decision on how to proceed from there will then be made.

COMMUNITY MANAGERS REPORT

J. Schultz, Community Manager, reminded residents that unless they received a door hanger from Verizon, DO NOT CALL Verizon. Please wait until you receive a door hanger to call Verizon.

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J. Schultz, Community Manager, informed residents that a test was being performed for residents who have already had Verizon installed and no longer have the Community channel, to livestream the Board of Trustee meeting. This test was successful and the information to access the link will be on the creepers.

J. Schultz, Community Manager, informed residents that he is still waiting for the engineering results on the roofs of Encore, Willow Hall and Leisure Fair for Solar. Willow Hall and Leisure Fair will most likely need new roofs prior to Solar installation.

UNFINISHED BUSINESS


1. Generator for Willow Hall- J. Snyder, Service Manager, updated residents on the final costs of the generator. It will be voted on at the August 1, 2018 meeting.

NEW BUSINESS

None

The business meeting was adjourned at 1:55 pm.


Michele Schoenig, Acting Administrative Assistant


Sara Falk-Zitelli
Board Secretary

Approved: August 1, 2018