

The meeting was called to order at 1:00 PM by President, Louis Maiocco.

PRESENT: President – Louis Maiocco, Vice President – Charles Lupo, Treasurer – Eugene Murphy, Secretary – Fay Weinstein, Assistant Treasurer – Al DAmato, Assistant Secretary – S. Falk-Zitelli and Trustee – Salvatore Tozzi. Also present were Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Manager – Michelle O'Connor and Recreation Director – Mary Lighthipe.

Thomas Mitchell, Insurance Agent for LVW from Mitchell Insurance Agency was present during this meeting to explain insurance coverage during the Covid 19 pandemic.

Michael Polulak, Attorney from McGovern Legal Services LLC was also present to explain the risk of opening the pools/amenities verse keeping them closed. He also spoke about the enforceability of the waiver currently being used for the amenities that are open and explained that it will be modified to have an end date for when the current state of emergency ends and limit it to Covid 19 risk and exposure only.

NEW BUSINESS: (*Items voted on*)

1. L. Maiocco stated that as a recap pursuant to the Governors executive order #153 the New Jersey Public Facilities are permitted to open after June 22, 2020. The Board has spent many hours reviewing the CDC guidelines and the risk factors as to whether the pools should open. A vote was called on whether to open the pools for the 2020 pool season. It is after much deliberation and with an abundance of caution, the Board voted not to open the pools this year. The requirements to open the pools released by the New Jersey Department of Health are extensive and present a tremendous liability concern to the Association. This is primarily because the Association's insurance may not cover any claim related to Covid 19. This is a situation that could adversely affect each and every unit owner and may be one that the Association may never recover from.
2. E. Murphy moved to close the three current activities that are open (tennis, Willow golf course and the farm) based upon the lack of insurance coverage that was explained by the insurance agent. C. Lupo seconded.

E. Murphy – Yes  
S. Falk-Zitelli – Yes  
S. Tozzi – No  
A. DAmato – No  
F. Weinstein – No  
C. Lupo – Yes  
L. Maiocco – No

Motion failed. (The three current amenities will remain open)

F. Weinstein moved to open the remaining outdoor activities that are limited to or less than four players with a Ranger to monitor the guidelines. A.DAmato seconded.

S. Falk-Zitelli – Yes  
C. Lupo – No  
S. Tozzi – No  
E. Murphy – No  
A.DAmato – Yes  
F. Weinstein – Yes  
L. Maiocco – Yes

Motion carried.

J. Schultz mentioned that there is a request from a resident seeking permission to use a personal watercraft at one of the ponds. After discussion from the Board the request was denied due to lack of insurance coverage.

T. Mitchell from Mitchell Insurance Agency left the meeting at 1:54 PM.

ITEMS VOTED ON:

S. Tozzi moved to approve to contract with MK Elections for the 2020 Board of Trustees election for a total cost not to exceed \$15,000.00. This expense will be provided by the operating budget. E. Murphy seconded. All in favor. Motion carried.

Michael Polulak from McGovern Legal Services left the meeting at 1:57 PM.

F. Weinstein moved to waive the reading of the minutes. A.DAmato seconded. All in favor. Motion carried.

C. Lupo moved to approve the June 3, 2020 minutes. E. Murphy seconded. All in favor. Motion carried.

A.DAmato moved to approve the Policy Resolution Relating to Privacy. C. Lupo seconded. All in favor. Motion carried.

C. Lupo moved to approve the amendments for Schedule A in the LVW Bylaws. E. Murphy seconded. All in favor. Motion carried.

C. Lupo moved to approve the Resolution Relating to Election Procedures. E. Murphy seconded. All in favor. Motion carried.

E. Murphy moved to approve a written request, reference number 2020-01, seeking permission to rent unit above the 8 percent cap. C. Lupo seconded.

C. Lupo – No  
F. Weinstein – No  
A.DAmato – Yes  
S. Tozzi – No  
S. Falk-Zitelli – No  
E. Murphy – No  
L. Maiocco – No

Motion failed.

E. Murphy moved to approve a written request, reference number 2020-02, seeking permission to rent unit above the 8 percent cap. F. Weinstein seconded. All in favor. Motion carried.

A.DAmato moved to approve the purchase of a 2014 Nissan Van vin #: 3N6CM0KN4EK691377 from Certified Auto Mall Inc. for \$9,500.00. This expense was provided by account #3150 – Property Fund/Equipment Replacement. S. Tozzi seconded. All in favor. Motion carried.

F. Weinstein moved to approve the purchase of three pumps and motors from Always Pure & Clear Water Well Drilling for a cost of \$5,453.32. This expense will be provided by account #3260 – Capital Replacement Fund/Irrigation-Well Motors. S. Tozzi seconded. All in favor. Motion carried.

#### COMMITTEE REPORTS:

There were no reports given due to the Committees not meeting. The Finance Committee will be meeting in July via Zoom and the Architectural Committee will be meeting in August via Zoom.

RECREATION REPORT: M. Lighthipe, Recreation Director gave the report.

#### COMMUNITY MANAGER REPORT:

J. Schultz stated that Management is working on a system to hand out Resident Identification badges for the new residents that have not received one. The 24-hour bathroom access at Club Encore and Willow Hall will now be limited from 7AM to 5PM. Residents are reminded that the Governor has now placed a 14-day self-quarantine on all visitors from out of state.

J. Snyder stated that the HVAC packaged unit that heats and cools the maintenance office has failed. It is almost 20 years old and the parts needed are no longer

available. He went out to bid for a direct replacement, a heat pump unit, or a Mitsubishi split system. The Maintenance building has solar panels, so he feels the electric options will be economical. The Board will vote on this at the next open Board meeting on August 5, 2020. He gave an update on the Solar for the Maintenance Buildings which is now complete. The Maintenance crew has begun removing the Hotwire Pedestals throughout the Village. He thanked the Tennis Club and Sociables for their generous donations to Village. There have been a lot of complaints in regards to loose dogs. Residents are asked to follow the rules such as maintaining control of your pet while on a leash and picking up after your pet. The Grounds crew has begun the yearly five-foot area inspections and some residents may have received a 30-day notice to comply.

J. Schultz stated that fireworks are not permitted in the Village. As reported in a previous meeting, the Association successfully applied for the Paycheck Protection Program (or commonly known as the PPP Program). In its purest form this is a loan and a credit for keeping the employees working and paid, where we can apply for forgiveness after the loan has been successfully administered according to the terms. The Board recognizes and feels the frustration that comes from having to pay for amenities that the residents cannot enjoy. Now after a successful PPP application and favorable operating budget, the Board feels they will be able to issue a credit to every unit owner some portion of the excess operating budget by the end of the fiscal year. This is when the Board anticipates approval for the PPP forgiveness conditions. It is too early to commit on the exact dollar amount but perhaps more will be able to be shared at the next budget meeting on July 22, 2020.

#### UNFINISHED BUSINESS:

1. The proposal recommendations for the gate entry system was presented: The proposal is based upon quotes derived over a year of research, leaving the best approach supplied in conjunction with Allied Universal. The scope of the plan is to add visitor entry to the Colonial entrance. The gate would continue to be available for residents and, through the use of a virtual attendant, allowing visitor entry. The Colonial gate location was selected for its long gate approach, giving the greatest queue for vehicles without impacting the Township or State roadways. This would change the Route 37 entry to a resident only entry. The summary of the system would require one wally unit, which allows, one-way video and two-way audio communications with the remote attendant. This method requires the installation of two gates; one SunPower pivot gate would be installed adjacent to the resident entry gate, the visitor's lane and one wood gate would be installed on the island prior to the U-turn immediately to the west of the gatehouse, outside the Village fencing. Additional cameras may be needed, if not sufficient, in the Wally unit to give the attendant situation awareness of all activity and traffic flow. This will be voted on at the next open Board meeting on August 5, 2020.

J. Schultz stated that the garbage trucks are in the process of being built and will be ready by the end of August. The final lease will be ready to be signed soon.

F. Weinstein stated that the August magazine will feature Memories. Residents can send their pictures and stories to news@lvwa.net. The deadline is next week.

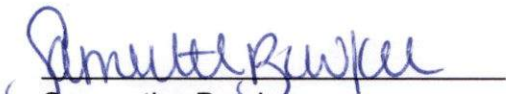
The full proposed budget for next year is posted on [www.lvwcreeper.com](http://www.lvwcreeper.com) and copies are also available at the Association office.

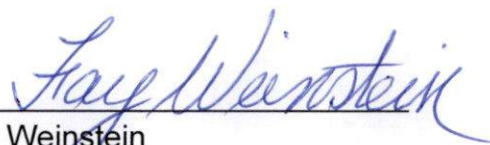
There are currently six candidates running for the Board of Trustees. The deadline to turn in a Nomination is July 1, 2020 at 4:00 PM.

A.DAmato stated that the recycling paper trailer at Club Encore does not accept plastic bags or bulk items.

The next open Board meeting is the budget meeting which will be held on Wednesday, July 22, 2020 at 1:00 PM. The following open Board meeting is scheduled for Wednesday, August 5, 2020 at 7:00 PM.

There being no further business, the Board meeting adjourned at approximately 2:47 PM.

  
Samantha Bowker  
Administrative Assistant

  
Fay Weinstein  
Board Secretary

Approved: August 5, 2020