

LEISURE VILLAGE WEST  
BOARD OF TRUSTEE MEETING

JULY 3, 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.

ITEMS VOTED ON:

1. S. Kaufman moved to waive the reading of the minutes. C. Lupo seconded. All present were in favor. Motion carried.
2. S. Falk-Zitelli moved to approve the June 20, 2018 corrected minutes . S.Kaufman seconded. All present were in favor. Motion carried.
3. C. Lupo made a motion to memorialize the purchase of a Manitowoc Indigo ice machine, model IYT0450A, for Club Encore from Katom Restaurant Supply, Inc. for a total cost of \$2,986.57. This expense will be charged to GL#3150-Property Fund-Replacements. The unaudited balance for this account as of 5/31/18 is \$827,171.82. S. Tozzi seconded. All present were in favor. Motion carried.
4. S. Kaufman made a motion to nominate Lou Maiocco as Vice President of the BOT for the remainder of the fiscal year. F. Weinstein seconded. Motion carried.

Mr. Tozzi informed residents that the Board of Trustees has approved the appointment of Mr. Kevin Murphy to the Finance Division.

Mr. Tozzi wished the candidates running for the Board of Trustees well and introduced those who were present.

COMMUNITY MANAGERS REPORT

J. Schultz, Community Manager, stated that NJNG is making a last effort to bring gas into the Village. Residents along Huntington up to the Colonial gatehouse including Devonshire, Stamford, Finchley, Bosworth and Burtons Court will be getting marketing material soon. If they do not get enough people, they will probably give up on the Village. Residents are encouraged to go forward with it.

J. Schultz, Community Manager, reminded residents that we are under water restrictions. Watering is every other day based on your unit being odd or even, with no watering allowed during the hours of 10 am and 5 pm, and watering outside of those times for no longer than 30 minutes. No one should be washing cars. Use the least amount of water possible.

J. Schultz, Community Manager, informed residents that a subset of the Architectural Division was asked to look at the best way to handle the HVAC system at Club Encore. They met with different vendors and, at this time, they are proposing to go forward and purchase the units from Toms River Heating and Cooling, have the gas piping done by Toms River Heating and Cooling, and have Curry Electric provide the electric for it. This expense is not to exceed \$240,000.00. It will be charged to GL#3230-Capital Replacement Common Buildings. Residents should have that in their package next time to discuss and hopefully move forward.

J. Snyder, Service Manager, updated residents on the Generator for Willow Hall. He is still waiting on a few quotes from plumbers and electricians. He is also working on the logistics and the permits. He is hoping to do the final reading at the July 18, 2018 meeting.

RECREATION REPORT

Mary Lighthipe gave the Recreation Report.

UNFINISHED BUSINESS

1. Radar speed traffic signs- Removed from agenda.
2. Generator for Willow Hall- J. Snyder updated in Manager's report.

NEW BUSINESS

1. TNR- J Schultz, Community Manager, informed residents this program is run by Manchester Township and is not sanctioned by LVWA.
2. Bylaws Amendments-J. Schultz, Community Manager, explained that as allowed by the Radburn Law, there are amendments the BOT can make without membership approval, and there is an amendment to the section regarding Divisions/Committees to conform to how HOA communities operate. These proposed amendments will be voted on at the July 18, 2018 meeting.

The business meeting was adjourned at 1:27 pm.



Michele Schoenig, for Samantha Cowker, Administrative Assistant



Sara Falk-Zitelli  
Board Secretary

Approved: July 18, 2018