

Pledge of Allegiance

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

L. Maiocco announced that Wayne Steinman, Trustee has tendered his resignation from the Board effective June 28, 2021.

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

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

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

J. Carmody moved to waive the reading of the minutes. A.DAmato seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

J. Carmody moved to approve the June 2, 2021 minutes. 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_11, "Install Patio Awnings in Encore/Greenery Models". A.DAmato 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 6_1, "Basic HVAC". J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

#5 from the agenda was removed pending further discussion and possible revisions from the Board.

F. Weinstein moved to approve the union contract. T. Hardman seconded. There was discussion and comments from the Board. A vote was taken.

F. Weinstein – Yes
J. Carmody – Yes
A.DAmato – Yes
T. Hardman – Yes
E. Murphy – No
L. Maiocco – Yes

Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

There was no report for the Architectural Committee.

E. Berardis, Chairperson gave a report for the Community Services Committee. *It was announced that E. Murphy will serve as Trustee Liaison for the Committee.*

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

C. Lupo, Committee member gave a report for the Administration Committee.

C. Thompson, Chairperson gave a report for the Election Committee.

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

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

New Jersey Natural Gas originally asked to install gas lines in the Cambridge Circle area. The Board has asked for NJNG to explore a different route to install the gas lines in that area since the roads were recently paved. The Engineer concluded that it could not be done. The Board is now asking for them to explore installing gas lines in the Yorkshire, Sterling and Edinburgh areas. Residents interested in gas lines are encouraged to contract NJNG. A PowerPoint presentation was given regarding the updates for the Club Encore Greenery. A PowerPoint presentation was given for a proposal to repurpose the old music room into a game room. The old music room was moved to the old Billiards room and the old Billiards room was moved to the old Fitness Center. The proposal includes multiplayer game table, foosball table, room décor, high top tables and chairs, game concept options, etc. The cost for the project will be \$3,681.28. There was a PowerPoint presentation regarding the Club Encore Auditorium renovation which includes the flooring, speakers, hardware, acoustic panels, new sheetrock walls, new entry doors, new carpet for stage stairs and dressing room makeover. After discussion, *F. Weinstein moved to contract with ATI A Trubuilders, Inc. for the renovation of the Club Encore auditorium at a cost of \$135,000.00. The funds to meet this expense will be provided by account #3230-Capital Replacement/Common Buildings. T. Hardman seconded. There was no further discussion and a vote was taken. All were in favor. Motion carried.* There was a PowerPoint presentation regarding a proposal for a Reflection Garden. *F. Weinstein moved to approve the Reflection Garden. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.* J. Snyder gave an update regarding the progress on the Fitness Center at Willow Hall.

UNFINISHED BUSINESS:

1. Since the Governor has now signed the immunity bill, the Board has agreed to allow visitors/guests over the age of 18 to use the amenities with a resident. All CDC guidelines will still need to be followed and a waiver must be signed.
2. Encore Auditorium was voted on by the Board in the Community Manager's Report.
3. J. Snyder gave an overview of the walkway/post lighting project as attached to the agenda. More information will be presented at the budget meeting on July 28, 2021.

NEW BUSINESS:

L. Maiocco stated Trustees of Leisure Village West Association agree to abide by a Code of Conduct. Among other things, this Code of Conduct includes a prohibition against a Trustee's disclosure of certain Association matters, including disclosure on social media platforms. On June 30, 2021, Trustee Al DAmato made statements regarding the subject matter of a pending lawsuit with resident Connie Polise. The Board of Trustees does not condone Mr. DAmato's statements, which violated the Board of Trustees' Code of Conduct. Mr. DAmato is hereby directed to retract his statements and to refrain from making such statements in the future. This is Mr. D'Amato's first warning regarding the Code of Conduct.

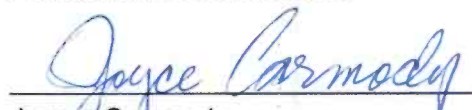
1. Revisions to Specification 4_1, "Installation of Unit-Mounted Outdoor Lighting Including Motion-Detector and Fixed Spot or Flood Lights" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on August 4, 2021.
2. Revisions to the rules Governing Clubs and Groups were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on August 4, 2021.

There will be a meeting at Willow Hall on July 15, 2021 in Willow Hall to "Meet the New Mayor".

The next open Board meeting is the Budget meeting and will be held on Wednesday, July 28, 2021 at 7:00 PM in Willow Hall. The following open Board meeting will be held on Wednesday, August 4, 2021 at 1:00 PM in Willow Hall.

There being no further business, the Board meeting adjourned at approximately 2:40 PM.


Samantha Bowker
Administrative Assistant


Joyce Carmody
Board Secretary

Approved: August 4, 2021