

The meeting was called to order at 7:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

PRESENT: Trustees: Present were President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Secretary - Thomas Hardman, Trustee – Louis Maiocco and Trustee - Al DAmato.

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

ABSENT: Trustee – Fay Weinstein

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

T. Hardman moved to waive the reading of the minutes. E. Murphy seconded. All present were in favor. Motion carried.

T. Hardman moved to approve the May 4, 2022 minutes. E. Murphy seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

J. Carmody moved to approve the replacement of carpet by Smart Carpet for the Willow Hall and Club Encore libraries for a total cost of \$2,965.00 from account #3230 – Capital Replacement/Common Buildings and to purchase furniture for the Willow Hall and Club Encore card rooms for a total cost of \$5,404.50 from account #3150 – Property Fund/Replacements. L. Maiocco seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

A.DAmato moved to approve the purchase and construction of the outdoor grill area at Club Encore along with the needed infrastructure upgrades at a cost not to exceed \$50,000.00. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. E. Murphy seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

E. Murphy moved to approve the amendments to the LVW Bylaws Relating to the Seasoning Period for Rentals and Transfer Fees. T. Hardman seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

L. Maiocco moved to approve the revisions to Policy Resolution regarding the Administrative Transfer Fee for Owners of LVW as amended. E. Murphy seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

Phyllis Scharago, member, gave a report for the Architectural Committee.

Al DAmato, Trustee Liaison, gave a report for the Community Services Committee.

The Board approved Kathleen Maiocco as Chairperson for the Welcome Committee.

Charles Corvo, Chairperson, gave a report for the Finance Committee.

Beverly Craft, member, gave a report for the Administration Committee.
The Board approved new Chairperson, Mary Rose McCarthy.

Charles Corvo, member, gave a report for the Election Committee.

The recent rejection ballot concerning Electronic Voting and Electronic Notices; 311 ballot envelopes were received, there were 12 invalid ballots. The ballots were scanned in the presence of management and members of the election committee. A total of 270 rejection votes were needed to defeat the initiatives. The results were 285 against electronic voting and 264 against electronic notices. The electronic voting was defeated and electronic notices was not defeated. The amendment to the LVW Bylaws concerning electronic notices has already been filed with the Ocean County Clerk.

The Board announced to reaffirm Marlene Devaney as a member of the Election Committee.

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

COMMUNITY MANAGER'S REPORT: (J. Snyder)

The two main lights in the Club Encore overflow parking lot are currently not working. There is an Electrician working to troubleshoot the problem. The irrigation well #8 located at 818 Liverpool Circle which services Condos #63 and #67 has had issues for years. Maintenance has made every attempt to fix the issue but has not been successful. Management reached out to four well companies and received two bids. Management is recommending to contract with W.B Drilling to complete the job.

Well Drilling Contractor	Seal to DEP Reg.	Permits State & Local	6 Inch Well	Cost per Well	# Well	Grand Total
WB Drilling	Yes	Yes	Yes	\$6,110.00	1	\$6,110.00
Always Pure and Clear Well Drilling	Yes	Yes	Yes	\$8,810.00	1	\$8,810.00
Epic Well Drilling	Yes	Yes	Yes	Did not bid	1	Did not bid
Glen's Pump and Well	Yes	Yes	Yes	Did not bid	1	Did not bid

T. Hardman moved to contract with W.B. Drilling Company Inc. to replace well #8 for a cost of \$6,110.00. This expense will be provided by account #3260 – Capital Replacement/Well Motors. E. Murphy seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried. Phase two of the Club Encore patio was presented and the Board will continue to discuss. In order to accommodate the new Gate Entry System, there is a need to equip the Route 37 and Colonial Drive Visitor Entrance Lanes with a SunPower Vertical Pivot Gate. In order to complete the installation, there is a need to purchase one additional Vertical Gate. Management contacted the supplier, SunPower Security Gates, Inc. and have received the following quote;

Vendor	Quote includes tax and shipping	Price
Sun Power Security Gates	Operator and Gate C-50 Aluminum 12' x 6' RH	\$16,049.20

With the recommendation from Management, *E. Murphy* moved to approve the purchase of a new Operator and Gate C-50 Aluminum 12' x 6' RH GR522 from Sun Power Security Gate Inc. for a cost of \$16,049.20. This expense will be provided by account #3230 – Capital Replacements/ Common Buildings. *T. Hardman* seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

UNFINISHED BUSINESS:

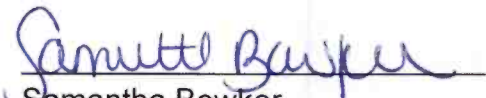
1. J. Schultz gave a presentation regarding the new LVW resident portal, Frontsteps.

NEW BUSINESS:

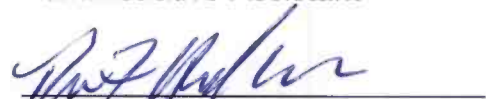
1. The revisions to the committee charters for Administration, Finance and Architectural were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 6, 2022.
2. The revisions to Architectural Specification 1_5, "Specification for Patios – Greenery Models" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 6, 2022.
3. The revisions to Architectural Specification 3_4A, "Specification to Change the Color of an Exterior of the Porch and Sunroom – Condos 1 thru 22" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 6, 2022.
4. A new Architectural Specification, 1_1A, "Specification to Install a Walkway in the Five-Foot Area for the Greenery Models" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 6, 2022.
5. The revisions to Architectural Specification 3_6, "Specification to Replace Front or Rear Doors" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 6, 2022.

The next open Board meeting will be held on Wednesday, July 6, 2022 at 1:00 PM in the auditorium at Willow Hall. The Budget meeting will be held on Wednesday, July 27, 2022 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 8:41 PM.



Samantha Bowker
Administrative Assistant



Tom Hardman
Board Secretary

Approved: July 6, 2022