

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, JUNE 21, 2017 WILLOW HALL

6:00PM

Pledge of Allegiance

Items to be voted on:

1. Motion to waive the reading of the minutes.
2. Motion to approve the June 7, 2017 minutes.
3. Motion to memorialize the final costs for the vinyl fencing contract with Carl's Fencing in the amount of \$54,485.64. The funds to meet this expense were provided by account# 3000 - Deferred Maintenance.
4. Motion to approve the Association to purchase the Shure QLX-D wireless system including 10 handheld, 8 lapel and 8 body-packs from Northern Sound and Light at a total cost of \$16,005.27. This expense will be charged to account# 3150 - Property Fund/ Replacements.
5. Motion to approve the Association to go out to vote to the residents for the proposed Bylaws and Master Deed amendment on Capital Expenditures.

DIVISION REPORTS

Architectural Division	(Tom Hardman)
Resident Services	(Sara Zitelli)
Finance Division	(Mary Lou Doner)
Administration Division	(Judith Langreich)

RECREATION REPORT

COMMUNITY MANAGER'S REPORT

UNFINISHED BUSINESS

1. Electrical Panel Study

NEW BUSINESS

7:00PM - TOWN HALL MEETING - BULK TELEVISION SERVICE

Appearances: Karen Miller from McGovern Legal Services

ADJOURN MEETING

Present were Russ Steenweg, Susan Nordell, Louis Maiocco, Sandra Kaufman, Elaine Baumeister and Shirley Anthony. Also present were Community Manager - Joseph Schultz, Accounting Administrator - Michelle Lampard and Recreation Director - Mary Lighthipe. Charles Lupo was absent.

This meeting commenced at approximately 1:00p.m.

Pledge of Allegiance

S. Anthony moved to waive the reading of the minutes. S. Nordell seconded. All present were in favor. Motion carried.

E. Baumeister moved to approve the May 17, 2017 minutes. S. Nordell seconded.

- C. Lupo – Absent
- E. Baumeister – Yes
- L. Maiocco – No
- S. Kaufman – Yes
- S. Nordell – Yes
- S. Anthony – Yes
- R. Steenweg – Yes

Motion carried.

S. Nordell moved to approve the Association to contract with Traffic Lines Inc. to restripe 15,232 feet of thermoplastic lines for Thornbury Lane and Huntington Drive at a total cost of \$10,301.48. This expense will be charged to account# 3290 – Capital Replacement Fund/ Roads. S. Kaufman seconded. All present were in favor. Motion carried.

M. Lighthipe gave a report for the Recreation Department.

J. Schultz, Community Manager updated residents on the Solar project for the Maintenance buildings, the use of Resident Badges, the Willow Gazebo, the Willow patio renovation, the replacement of the appliances for the Club Encore Kitchen and the schedule for the re-paving of Thornbury Lane and Huntington Drive at which he explained the process. He also notified residents again that the five foot area and other unit inspections have begun. He mentioned the petitions that should be used for the 2017 Trustee Election. He then gave a power point presentation describing the LVW Organization Chart.

UNFINISHED BUSINESS

1. J. Schultz reported that a Town Hall meeting will be held on Wednesday, June 21, 2017 at 7:00PM in Willow Hall regarding the Bulk Service Television.
2. J. Schultz and M. Lampard gave an update on the Vinyl Fence Project. The Board will vote at the open Board meeting on June 21, 2017 to memorialize the final costs for the vinyl fencing contract with Carl's Fencing in the amount of \$54,485.64. The funds to meet this expense were provided by account# 3000 – Deferred Maintenance.

NEW BUSINESS

1. A proposed Bylaws and Master Deed change for Capital Expenditures was presented to the residents. The Board will vote on this at the next open Board meeting on June 21, 2017. The process for voting on this change will take place after the Board of Trustee election.
2. J. Schultz asked the Board to approve the Association to purchase the Shure QLX-D wireless system including 10 handheld, 8 lapel and 8 body-packs from Northern Sound and Light at a total cost of \$16,005.27. This expense will be charged to account# 3150 – Property Fund Replacements. The Board will vote on this at the next open Board meeting on June 21, 2017.
3. S. Kaufman moved to revise the 2017 Swimming Pool Rules for the children hours at the Willow Pool from 3PM - 7PM to 4PM - 7PM. There was no second. She then moved to approve to revise the 2017 Swimming Pool Rules for the children hours at the Willow Pool from 4PM to 7PM Monday thru Friday and 3PM to 7PM Saturday and Sunday. S. Nordell seconded.

- S. Nordell – Yes
- L. Maiocco – No
- E. Baumeister – Yes
- S. Anthony – Yes
- S. Kaufman – Yes
- R. Steenweg – No
- C. Lupo – Absent

Motion carried.

L. Maiocco asked for an update in regards to the electrical panel study.

There being no further business, the business portion of the Board meeting adjourned at 3:11p.m.

An audience comments period followed with residents raising questions and concerns or seeking clarification about a variety of issues. This will be considered in combination with all communication received from residents. Issues of the village with significance will be put on the agenda for future Board of Trustee meetings.

The next Board of Trustee meeting is scheduled for Wednesday, June 21, 2017 at 7:00PM in Willow Hall.

The meeting ended at approximately 4:06p.m.

Samantha Bowker
Administrative Assistant

Elaine Baumeister
Board Secretary

Approved: _____

DRAFT

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees

From: Howard Height

Date: June 6, 2017

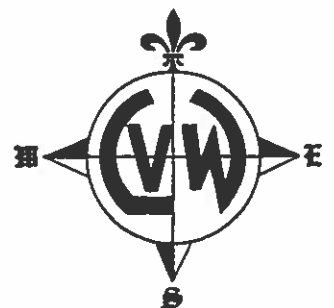
Re: Willow Sound System / Wireless microphone system

I have been asked to research the costs of a wireless microphone system for the Willow Hall Sound system. I have consulted with professional sound installation companies. I have contacted the Shure Microphones Incorporated and their authorized dealers, and I have met with residents who use the facility. Based on my research I am recommending the Shure QLX-D wireless system as quoted below:

Vendor	Shure QLX-D wireless microphone system	Price
Northern Sound & Light	Shure QLX-D wireless system. Including 10 handheld, 8 lapel, and 8 body-packs	\$16,005.27
Sweetwater	Shure QLX-D wireless system. Including 10 handheld, 8 lapel, and 8 body-packs	\$17,441.89
BH Photo Video	Shure QLX-D wireless system. Including 10 handheld, 8 lapel, and 8 body-packs	\$18,020.03
Amazon.com	Shure QLX-D wireless system. Including 10 handheld, 8 lapel, and 8 body-packs	\$ 18,733.82

(All quotes include shipping and tax)

It is my recommendation to purchase the Shure QLX-D systems from Northern Sound & Light. The total cost is \$16,005.27. This expense will be charged to GL# 3150 – Property Fund – Replacements.



**LEISURE VILLAGE WEST
PROPOSED BYLAWS & MASTER DEED AMENDMENT**

Amend the LVW “Bylaws”, Article III, Section 10 to state:

“All decisions of the members including capital expenditures, other than the expenditure of the Association funds the purposes set forth in Schedule A annexed hereto, shall require for passage, affirmative vote of the members representing at least 80 percent (**PROPOSED CHANGE TO 55%**) in interest of the undivided ownership of the Condominiums as a whole. The Trustees shall be governed in the making of capital expenditures, other than expenditures made for the purposes set forth in Schedule A annexed hereto, and in other actions by decision made by the members as provided in this section. All other decisions shall require for passage, the affirmative vote of at least a majority of the members in good standing and entitled to vote.

Amend the “Amended and Consolidated Master Deed and Declaration of Restrictive and Protective Covenants”, Section 17 to state:

LEISURE VILLAGE WEST ASSOCIATION may acquire recreational facilities whether or not contiguous to the Condominium property for the enjoyment, recreation and benefit of Unit owners. Such recreational facilities may consist of a community hall or auditorium, arts and crafts rooms, card rooms, meeting rooms, woodworking shop, swimming pool, pool building, lakes or ponds, golf courses, shuffleboards, etc., and the fees, costs and expenses of acquiring, maintaining, operating, repairing or replacing any of such facilities and the personal property used in the operation of enjoyment of the same, shall be common expenses. The purchase or acquisition for value of additional recreational facilities with funds of LEISURE VILLAGE WEST ASSOCIATION shall be deemed to be a capital expense and thus require authorization by an affirmative vote of 80 percent (**PROPOSED CHANGE TO 55%**) of the interest of the members representative of the undivided ownership of the Condominium as a whole, notwithstanding anything to the contrary in the Bylaws.