

The meeting was called to order at 1:09 PM by Board President, Louis Maiocco.

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.

ABSENT: Trustee - Wayne Steinman.

APPEARANCES: Michael Polulak from McGovern Legal Services, LLC provided an update on the current executive orders from the Governor for changes that have been made and some that will be forthcoming which will impact the opening of the amenities. He left the meeting at 1:17 PM.

ITEMS VOTED ON: *(continued in New Business)*

J. Carmody moved to waive the reading of the 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 May 5, 2021 minutes. A.DAmato seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

E. Murphy moved to authorize the Association to transfer \$421,050 of PPP funds from account #3050 – Emergency Reserve Fund, to the following accounts; \$60,000 to account #3151 – Property Fund/Additions, \$311,050 to account #3230 – Capital Replacement/Common Buildings, and \$50,000 to account #3292 – Capital Replacement/Exterior Restoration-Cedar Shakes. J. Carmody seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

T. Hardman moved to approve additional 72-hour parking spaces at the end of Sterling Street. E. Murphy seconded. There was a PowerPoint Presentation regarding the location of the nine additional spaces. A vote was taken and all present were in favor. Motion carried.

F. Weinstein moved to memorialize two irrigation well replacements (#24 and #3) with Always Pure and Clear Water Well Drilling for a cost of \$13,950.00. This expense will be provided by account #3260 – Capital Replacement/Well Motors. A.DAmato seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

E. Traeger, Chairperson gave a report for the Architectural Committee.

E. Berardis, Chairperson gave a report for the Community Services Committee.

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

J. Carmody, Trustee Liaison gave a report for the Administration Committee.

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

#### COMMUNITY MANAGER'S REPORT:

J. Schultz and J. Snyder reported on the following; the new system for the Entry Gates is still pending. The new Fitness Center that will be located at Willow Hall is underway. The additional bathrooms at Willow Hall and the Club Encore Greenery renovation are pending due to the approval of the permits. The installation for the new flooring at Club Encore will begin shortly. New wells will be installed in the Chatham Lane and part of Thornbury Lane area beginning June 7<sup>th</sup>. Manchester Township has now placed water restrictions in effect beginning May 25<sup>th</sup>. Properties with odd numbered street addresses may water only on odd calendar dates (such as June 29<sup>th</sup>) except for the 31<sup>st</sup> of a month on which watering is prohibited. Properties with even numbered street addresses may water only on even calendar dates (such as June 30<sup>th</sup>). Watering is not permitted between the hours of 10 am and 5 pm. Watering of any single area shall not exceed 30 minutes in a day. These restrictions do not apply to LVW since the watering of the lawns is provided by private wells. The solar installation for Willow Hall and Leisure Fair is complete. The Association is awaiting Township and State inspections/approval. The solar system is generating srec's. Residents that wish to use the amenities that are opening such as the pool will need to use their LVW I.D card to gain access. As a reminder, if you wish to install a motion sensor light, you must first obtain a permit from the Association office. Please check with the Association office when performing work on your unit to see if a permit is required. As another reminder, Residents/visitors must curb your dog which means using the strip of grass between the road and sidewalk or any wooded areas. Please refrain from using the common grounds, especially at the units. When walking your pet, it must be on a non-retractable leash not to exceed six feet. No animal may be leashed to any stationary object on the common areas.

#### UNFINISHED BUSINESS:

1. Opening Amenities: Golf will no longer have Rangers and reservations are no longer required. However, residents must still sign in to use amenities and are still required to sign a waiver. The Pines Golf course and Bocci will fully open Monday, June 7<sup>th</sup>. Face masks and social distancing is strongly encouraged for those who are not vaccinated.
2. Encore Auditorium renovation – pending Contractor proposal.

#### NEW BUSINESS:

1. Revisions to Specification 1\_11, "Install Patio Awnings in Encore/Greenery Models" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 7, 2021.
2. Revisions to Specification 6\_1, "Basic HVAC" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 7, 2021.
3. The new policy resolution for Committee Membership was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 7, 2021.
4. Revisions to Resolution relating to Election procedures were presented by Chairperson, Carolyn Thompson as attached to the agenda. After discussion, *J. Carmody moved to approve the revisions to Resolution relating to Election Procedures. T. Hardman seconded. All present were in favor. Motion carried.*
5. The recommendation to implement the Community lighting upgrade was established after the "Common Area Lighting Study" concluded and was presented as attached to the agenda.

Any correspondence for any Association business such as Election, resumes, etc. can now be sent via email to [association@lvwa.net](mailto:association@lvwa.net).

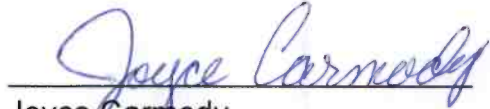
The next open Board meeting is scheduled for Wednesday, July 7, 2021 at 1:00 PM. Place to be determined.

There being no further business, the Board meeting adjourned at approximately 2:20 PM.



Samantha Bowker

Administrative Assistant



Joyce Carmody

Board Secretary

Approved: July 7, 2021