

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

PRESENT: Trustees: Present were Board President - Charles Lupo, Treasurer - Eugene Murphy, Board Secretary - Thomas Hardman, Trustee - Wayne Steinman, Trustee - Fay Weinstein and Trustee – Michael Blank.

Management Staff: Present were Community Manager – Jim Snyder, and Recreation Director – Mary Lighthipe.

ABSENT: Vice President - Joyce Carmody and Accounting Administrator – Michelle Lampard.

ITEMS VOTED ON: (continued in “Unfinished Business and New Business”)

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

T. Hardman moved to approve the February 1, 2023 minutes. M. Blank seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

F. Weinstein moved to approve the trading in and purchasing of seven (7) Ex-Mark NVS730AKC48000 Navigator mowers from Ace Outdoor Power 3 for a total cost of \$99,907.62. The funds to meet this expense will be provided by account #3150 – Property Fund. T. Hardman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

M. Blank moved to approve the purchase of the grizzly industrial 14” bandsaw, model #G0555XH from Grizzly.com for a cost of \$1,752.92. The funds to meet this expense will be provided by account #3150 – Property Fund. F. Weinstein seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve the in-house siding painting for condos 94 and 95 at a cost of \$65,624.75. The funds to meet this expense will be provided by account #3000 – Deferred Maintenance/Siding Painting. T. Hardman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

T. Hardman moved to approve the 2023 driveway replacement schedule for 29 cement driveways at a cost not to exceed \$30,000.00. The funds to meet this expense will be provided by account #3275 – Capital Replacement/Concrete Driveways. W. Steinman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

B. Owens, Chairperson, gave a report for the Architectural Committee.

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

M R. McCarthy, Chairperson, gave a report for the Administration Committee.

M. Lighthipe, Recreation Director, gave a report for the Community Services Committee.
The Board announced the approval of PaulaAnn Fazio-Escudero as a new member of the Welcome Committee.

The Board announced the approval of Beverly Craft as a new member of the Election Committee.

M. Lighthipe gave a report for Recreation.

M. Lighthipe is seeking Board approval to release the funds for the purchase of 12 stacking armchairs for use in Willow Hall and Club Encore from Affordable Seating at a cost of \$1,340.20. The funds to meet this expense will be provided by account #3150 – Property Fund. The Board will vote on this at the next open Board meeting on April 5, 2023.

She is also seeking Board approval to purchase eight (8) folding banquet tables for use in Willow Hall from Webstraurant at a cost of \$1,495.76. Although not the lowest bid, purchases have been made in the past from this company and have proven to be a dependable brand. The funds to meet this expense will be provided by account #3150 – Property Fund. The Board will vote on this at the next open Board meeting on April 5, 2023.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

Management is seeking Board approval to move forward with this year's adopted electrical panel replacement program and approve to release the funding not to exceed \$75,000.00. The funds to meet this expense will be provided by account #3295 – Capital Replacement/Unit Infrastructure. In the budget year 2023, there is an anticipation to replace 75 additional residential electrical panels. The Board will vote on this at the next open Board meeting on April 5, 2023.

The irrigation season will begin in May but before the season begins, there is a need to purchase three (3) pumps and motors to replace any of the units as they are needed during the season. There are fifty (50) wells in the village and currently have one pump and motor in stock. The following bids were received;

Vendor	Qty	Description	Sub Total	Total w/tx included
WB Well Drilling	3	Well Motors	\$8,568.19	\$9,135.83
	3	Well Pump Heads 5 HP		
Zoro	3	Well Motors	\$8,756.07	\$9,336.16
	3	Well Pump Heads 5 HP		
A.C. Worst	3	Well Motors	\$12,721.80	\$13,564.62
	3	Well Pump Heads 5 HP		

Management is requesting to purchase three (3) pump and motors from WB Well Drilling for a cost of \$9,135.83. The funds to meet this expense will be provided by account #3260 – Capital Replacement/Well Motors. The Board will vote on this at the next open Board meeting on April 5, 2023.

Management has gone out to bid for the 2023 Pool Management Services contract. LVW has again chosen to remain an “Exempt” facility in accordance with Ocean County Health Department regulations. The pool management company will provide one ambassador/pool manager per pool, services to open and close each pool at the beginning and ending of the pool season. They will also maintain the pool in accordance with Ocean County Health Department requirements and LVW’s rules and standards. The following bids were received;

Vendor	Description	Price
Millennial Pool Mgt.	Bid for entire requirements of RFP	\$85,000.00
Carmona Pool Service	Bid for entire requirements of RFP	\$87,500.00
American Pool	Does not accept exempt facilities	N/A
Candlewood Pools	Does not accept exempt facilities	N/A
Dream Pool Services	Does not accept exempt facilities	N/A

Management is recommending to contract with Millennial Pool Management for \$85,000.00 for the 2023 pool maintenance and management contract. The funds to meet this expense will be provided by account #8570 – Swimming Pool/R&M. The Board will vote on this at the next open Board meeting on April 5, 2023.

As a reminder to all residents, all pet feces must be removed and properly disposed of immediately. Owners are responsible for removing their pet’s wastes from the common elements and units and are to place the wastes in their own garbage receptacle, not in any public receptacle or storm drain. Any resident who does not immediately remove all droppings deposited by their pet will face a fine of \$250.00.

Parking violations continue in the village. There is no parking permitted on any LVW street during the hours of 2:00 am to 6:00 am except where 72 hours parking signs are posted. The Association will continue to ticket vehicles parked overnight on the street between 2:00 am and 6:00 am. Management is working on providing more visitor parking in the village such as but not limited to the Edinburgh and Sheffield areas.

An open forum for the residents to “Meet the Mayor” will be held on Wednesday, March 15, 2023 at 1:00 PM in the Auditorium at Willow Hall.

In order for the village to comply with HUD’s regulatory requirements for the age verification of residents, the Association is requesting all residents to fill out the age verification form that is posted on Frontsteps and is available in the March LVW Magazine.

There was an opening of the bids meeting that took place on March 1st at the Association office regarding roofing.

UNFINISHED BUSINESS:

1. The new Policy resolution regarding Private Resident to Resident Lessons for a Fee on Common Elements is being reviewed by the Administration committee.
2. As part of the Willow pool area renovation, Management went out to bid to receive quotes to refurbish the Willow Pool Pergola. The project will consist of refurbishing the pergola, replacing the cement decking under the pergola, and installing fans, lighting, and a sound system. The following bids were received;

Item	Vendor	Cost
Pergola Renovation	It's All Good Construction	\$33,750.00
	Siding Masters	\$54,980.00
	Built-Rite	TBD

Pergola Additions	Vendor	Cost
Cement Decking	In-House	\$4,000.00
Fans	In-House	\$1,800.00
Lighting	In-House & Contractor	\$3,000.00
Sound System	In-House	\$2,500.00
Total Cost		\$11,300.00

Management is recommending to contract with It's All Good Construction to refurbish the Willow Pool Pergola for a cost of \$33,750.00, purchase the fans and lighting, and replace cement decking for a cost of \$11,300.00. The total project cost of \$45,050.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. *E. Murphy moved to contract with It's All Good Construction to refurbish the Willow Pool Pergola for a cost of \$33,750.00, purchase the fans and lighting, and replace cement decking for a cost of \$11,300.00. The total project cost of \$45,050.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. W. Steinman seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.*

- The revisions proposed for the Policy Resolution regarding Unit Owner and Renter's Insurance were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on April 5, 2023.
- A new design for the Club Encore patio structure was presented and Board approved to move forward with an RFP.

NEW BUSINESS:

- The concept of the renovation of the Encore patio area has been presented and discussed at length and Management has now come up with a plan to move forward. The first step of the Encore patio renovation is to remove the existing pavers, stumps, and the old barbeque area. This will be done in-house to save approximately \$5,000.00 on the original bid price. Management will save any salvageable pavers and make them available for repurposing. An underground conduit would be installed for any future wiring needs. The second step is having the company come in and pour two-color stamped concrete. They will also be installing a drainage system along the front wall of the patio to eliminate any possible water issues. Management is recommending this is done in March before Spring approaches so the patio can be utilized. The following bids have been received and include any applicable tax;

Vendor	Brushed Concrete	Stamped Concrete	Notes
DeMac Concrete Inc.	\$29,050.00	\$35,538.00	Recommended
Gambale Concerte LLC	\$29,908.31	\$44,595.91	
Jersey Shore Stamped Concrete	\$26,550.00	\$33,550.00	15K down/balance day of pour
Coastal Edge Concrete LLC	\$30,250.00	\$38,500.00	
NJ Boss Construction	\$26,500.00	N/A	BBB rating poor

Management is recommending to contract with DeMac Concrete Inc. to install drainage and stamped concrete to the Encore patio for a total cost of \$35,538.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. Upon the recommendation from Management, *F. Weinstein moved to contract with DeMac Concrete Inc. to install drainage and stamped concrete to the Encore patio for a total cost of \$35,538.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. W. Steinman seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.*

2. Management is requesting to convert one of the existing trucks to a hook lift truck, which would enable LVW to pick up 20-yard dumpsters/containers and bring them to the dump. Last year, the roofer disposed of over 2,100 squares of roofing debris and used 48 dumpsters at a cost of \$1,250.00 per container. The total cost was \$60,000.00. This means that there can be a savings of \$50,000.00 annually on the roofing project by bringing the debris to the Manchester dump in one of our own DEP-registered vehicles since we are a Host Community. Last year, 23 dumpsters of concrete were disposed of, costing \$437.00 per dumpster, which totals approximately \$10,000.00. This could be a savings of \$5,000.00 by LVW bringing the concrete to the recycling center using an LVW DEP-registered vehicle. Three companies do this type of conversion and came to look at the vehicle to furnish a bid. The conversion of the vehicle will take four to six weeks. The following bids were received, which include two 20-yard dumpsters/containers and a tarp system.

Vendor	Description	Total Tax Included
Palfinger	T-Series T-29L	\$67,470.07
Crane Works	StellerSlider 26 Hook Lift	\$73,891.13
H.A Dehart & Son	SL-240 Hook Lift	\$71,926.50

Management is recommending to award the bid to Palfinger for a total cost of \$67,470.07. This expense will be provided by account #3150 – Property Fund/Replacement. Upon recommendation from Management and timing to do the conversion, *T. Hardman moved to contract with Palfinger to convert the old vacuum truck to a hook lift truck with two dumpsters for a total cost of \$67,470.07, tax included. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacements. F. Weinstein seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.*

3. The Encore Bocce Courts were constructed in the late 1980's and have been in use for well over 30 years. The current courts are clay courts that require a lot of yearly maintenance. The drainage for all the courts has become inadequate; after the rain, the courts are unusable for several hours until the water drains. The condition of the current courts warrants replacement. Most major Bocce court builders have transitioned from clay courts to artificial turf courts. The only maintenance on these types of courts is to have them top-dressed with a fine type of sand called Silica once a year in the Spring, prior to the beginning of play. Each court will have a drainage system installed under the sub-base and will be designed to drain quickly. Management went out to bid to five companies that build Bocce courts in NJ and PA. The following bids were received and all bids include any applicable taxes.

Vendor	Description	Total
Southwest Greens	Install Six Bocce Courts	\$108,572.00
My Backyard Sports	Install Six Bocce Courts	\$106,800.00
Crest Construction	Install Six Bocce Courts	\$82,456.54
Courts Unlimited	Install Six Bocce Courts	Did not bid
A-Z Construction	Install Six Bocce Courts	Did not bid

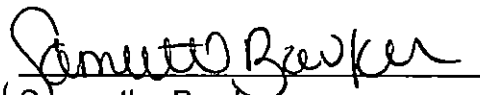
Although Southwest Greens is the highest bid, Management feels, after visiting their work in other Communities, they will provide the best product and will meet the needs. Management was impressed with the quality of their work so it is their recommendation to contract with Southwest Greens to install six Bocce courts for a total cost of \$108,572.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. Upon recommendation from Management, *W. Steinman moved to contract with Southwest Greens to install six Bocce courts for a total cost of \$108,572.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. T. Hardman seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.*


M. Blank stated per the Policy Resolution, "Regarding Unit Owner and Renter's Insurance", all Unit Owners shall obtain and maintain an HO6 condominium insurance policy and submit a copy of the declaration page to the Association office. This is to be turned in upon renewal each year.

C. Lupo stated the Rules of Public Comment and Participation in the Audience Comments Period in the next portion of the meeting.

The next open Board meeting will be held on Wednesday, April 5, 2023 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 8:24 PM.


Samantha Bowker
Administrative Assistant


Tom Hardman
Board Secretary

Approved: April 5, 2023