

The meeting was called to order at 1:02 PM by Board President, Charles Lupo.

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

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

APPEARANCES: Mayor, Robert Hudak and Manchester Police Chief, Robert Dolan were present to discuss and answer questions regarding a variety of topics.

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

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

T. Hardman moved to approve the February 2, 2022 minutes. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

E. Murphy moved to approve the expenses for the renovation at Club Encore for a total cost of \$99,479.60. These expenses will be provided by accounts #3150 – Property Fund/Equipment Replacement; \$22,259.92 and account #3230 – Capital Replacement/Common Buildings; \$77,219.68. J. Carmody seconded. J. Snyder gave a brief explanation regarding the increase in cost from the original presentation at the last open Board meeting. A vote was called and all were in favor. Motion carried.

J. Carmody moved to approve the Policy for Pets, Service Animals and Assistance Animals as attached to the agenda. E. Murphy seconded. There were questions from residents. A vote was called and all were in favor. Motion carried.

A.DAmato moved to approve LVW Parking Lease Agreement. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

A.DAmato moved to approve LVW Recreation Vehicle Parking Agreement. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

Ed Traeger gave a report for the Architectural Committee.

Mary Louise Doner gave a report for the Community Services Committee.

Charles Corvo, Chairperson gave a report for the Finance Committee

The Board announced the approval of new member James Fasciani for the Finance Committee.

Judith Langreich 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)

The commercial refrigerator in the Club Encore kitchen stopped working so Management contacted Flotec, a commercial refrigeration company to check the unit. It was determined that the compressor had gone bad. Considering the age of the unit, it is not economical to repair this unit. With the building opening next week, Management found a comparable unit locally in stock at Johnson's Restaurant Supply Inc., Neptune, NJ. Management is asking for approval for a new commercial refrigerator at Club Encore for a total cost of \$3,705.08. *F. Weinstein moved to approve the purchase of an Atosa USA, Inc model no. MBF8005GR two-door reach-in commercial refrigerator from Johnson's Restaurant Supply Inc. for a total cost of \$3,705.08. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. J. Carmody seconded. There was a question from a resident and a vote was called. All were in favor. Motion carried.* Due to the deteriorating condition of the roofs and several leaks at four units, it has become necessary to add on the replacement of these roofs to the 2021-roofing schedule. Management was anticipating adding these to the 2022 schedule, however, after several snowstorms, they are leaking beyond a temporary repair and to be done asap. *J. Carmody moved to add on two buildings (four units) to the It's All Good Construction 's 2021 roofing contract, for a total cost of \$28,171.00. This expense will be provided by account #3270 – Capital Replacement/Roofs. E. Murphy seconded. There was no discussion a vote was called. All were in favor. Motion carried.* Part of the approved Azek project is the replacement of the unit's gutter system with new 6" gutters and leaders. Since the Azek project calendar year and the fiscal budget calendar differ these gutter replacements overlapped into the 2022 budget and Management is asking for Board approval for gutter replacements at a cost of \$29,394.70. *J. Carmody moved to approve the expenses for the 2022 gutter replacements for 24 units at a cost of \$29,394.70. This expense will be provided by account #3270 - Capital Replacement/Roofs. T. Hardman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.* LVW is entering its fifth year of the PVC project. As Management continues to have 50 units as the target completion numbers of units for this upcoming year, they are seeking Board approval to release funds for the 50 units and \$50,000.00 for Azek repairs. *J. Carmody moved to approve the estimated expense for 50 units at a cost of \$7,400.00 per unit, plus \$50,000.00 for Azek repairs, totaling \$420,000.00. This expense will be provided by account #3291 – Capital Replacement/Exterior Restoration/PVC Trim. T. Hardman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.* The approved Skylight replacements are replaced on an as needed basis. This year, seven Skylights need replacing. Management is seeking approval for the expense of \$6,270.00 to replace the seven skylights at four units. *J. Carmody moved to approve the replacement of seven skylights for four units at a total cost of \$6,270.00. This expense will be provided by account #3270 – Capital Replacement/Roofs. E. Murphy seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.* Part of the approved Azek project is the replacement of the unit's gutter system with the new 6" gutter and leaders. Management is seeking approval for the release of the estimated expense for 50 units at \$1,225.00 per unit, totaling \$61,250.00. *J. Carmody moved to approve to replace the unit's gutter system with the new 6" gutter and leaders for the 50 units in the PVC Project at an estimated expense of \$1,225.00 per unit, totaling \$61,250.00. This expense will be provided by account #3270 – Capital Replacement/Roofs. T. Hardman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.* During the last snowstorm, the Bobcat 773 loader broke down. The Bobcat became nonoperational and has developed a major issue with the hydraulic system. The Bobcat was purchased in 2000 and has been fully funded since 2012. Management went out to bid for a replacement loader and have encountered numerous supply chain issues. Many companies stated that the wait time would be a minimum of ten months to one year. Management was contacted by GT Mid Atlantic stating that they were able to obtain a case 21F articulating loader which would also be able to run both of the stump grinder attachments. Case dealers

are not allowed to bid in other dealers' territories but Management was able to obtain a bid from a dealer based out of Ohio on the same piece of equipment. The third bid from Highway Equipment was able to provide a bid on a Hitachi Loader which is a similar piece of equipment.

Vendor	Equipment	Price	Freight	Sub Total	Tax	Total
GT Mid Atlantic	2022CASE 21F	\$69,900.00	\$0.00	\$69,900.00	\$4,630.88	\$74,530.88
Southwestern E.C	2022CASE 21F	\$72,500.00	\$1,800.00	\$74,300.00	\$4,803.16	\$79,103.16
Highway Equipment	Hitachi Loader	\$106,250.00	\$0.00	\$106,250.00	\$7,039.06	\$113,289.06

If the Board wishes to move forward and replace the currently funded Bobcat Loader, Management is recommending to purchase the 2022CASE 21F from GT Mid Atlantic for a total cost of \$74,530.88. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacement. The Board will vote on this at the next open Board meeting on May 4, 2022. Management is seeking approval to move forward with next year's funding within the adopted electrical panel replacement program. In the budget for 2023, Management anticipates replacing 75 additional residential electrical panels at a cost of \$1,066.25 each. Management is requesting funding not to exceed \$79,968.75 to replace 75 electrical panels. The funds to meet this expense will be provided by account #3292 – Capital Replacement/Unit Infrastructure. The Board will vote on this at the next open Board meeting on May 4, 2022. LVW is approaching the 2022 siding painting season. Management is requesting funding in the amount of \$28,848.60 to paint the siding in condo #93 or 26 units. The funds to meet this expense will be provided by account #3000 – Deferred Maintenance/Siding Painting. The Board will vote on this at the next open Board meeting on May 4, 2022. Management is also requesting the approval of the 2022 driveway replacement schedule funding to complete up to 27 concrete driveways, in-house at a cost not to exceed \$27,000.00. The funds to meet this expense will be provided by account #3275 – Capital Replacement/Concrete Driveways. The Board will vote on this at the next open Board meeting on May 4, 2022. The Association received an appraisal for tax block 38.107, lot 7.01 as part of LVW which was requested by the County of Ocean. The purpose of the appraisal is to estimate the Just Compensation for the acquisition of a drainage easement, utility easement and temporary construction easement within tax block 38.107, lot 7.01. The Board of Trustees received an offer. The Associations Attorney will draft a letter of acceptance and this will be voted on by the Board of Trustees at an open Board meeting. As per the one call sent on February 25, 2022 stating that the Board of Trustees along with management have been consistently monitoring the weekly Covid-19 activity reports and all indications are now allowing the Association to relax the face mask policy for all community buildings. With that being said effective immediately; Face masks are now optional, however, strongly recommended if not fully vaccinated. The Board of Trustees, along with Management will continue to monitor the weekly Covid-19 activity reports and if Covid-19 levels rise the policy may be again altered. At this time, waivers will no longer be required to gain access to the community buildings/pools. Waivers for the bus, gym, VISTON and for employees entering unit during maintenance work will still be required. Serving food in the community buildings has returned to normal with no restrictions. The policy regarding the Administrative Transfer Fee was discussed and will be added into the Resident's Handbook. In the future, the Board of Trustees is looking to amend the LVW Bylaws to add the current policy concerning the rental of units regarding the rule that, "A unit may not be offered for rent or rented by any unit owner until and unless

the owner shall have personally occupied the unit for at least two (2) years following the date of acquisition of title". As a reminder, Pets must be walked curbside near the street.

UNFINISHED BUSINESS:

1. The new LVW website, Front Steps is in the process of being updated by Management. Non-residents will be able to view the main page and residents will have a portal through Front Steps. Once this is complete, they will work on the Dwelling Live portion which controls the visitors log for each unit. The equipment which includes the kiosk stations should be arriving soon.

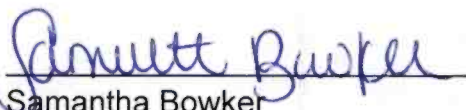
NEW BUSINESS:

1. The Bylaws amendment regarding Electronic Voting and Notices will be voted on by the Board at the next open Board meeting on May 4, 2022. Rejection ballots will be mailed on April 7, 2022. A meeting will be held on Monday, May 9, 2022 at 1:00 PM to count the votes. A handout was provided at the open meeting to give a better understanding of the amendment proposed.

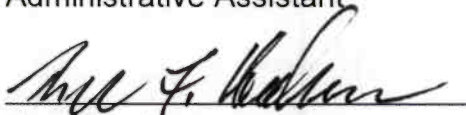
The Accounting Department is in the process of transferring LVW's funds from our current bank, OceanFirst Bank to CIT Bank which has offered better banking and will provide a lockbox for residents to mail their payments. They will be processed monthly by CIT Bank. Residents who do not have automatic payments with the Association will receive a notification and a new coupon book, which will provide an updated address to mail payments to. If you have automatic payments setup through the Association, you will be required to do nothing. If you have automatic payments setup through your own bank, you will be required to update the mailing address for payments to be sent. More information will be distributed to all LVW platforms when available.

The next open Board meeting will be held on Wednesday, April 6, 2022 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:14 PM.



Samantha Bowker
Administrative Assistant



Tom Hardman
Board Secretary

Approved: April 6, 2022