

LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

MARCH 4, 2020
WILLOW HALL

Present were C. Lupo, E. Murphy, F. Weinstein, A. DAmato and S. Tozzi. Also present were Community Manager – J. Schultz, Accounting Administrator – M. O'Connor and Service Manager – J. Snyder. Absent were S. Falk-Zitelli and Recreation Director – M. Lighthipe. (L. Maiocco was present via telephone).

This meeting commenced at approximately 1:00 PM with the Pledge of Allegiance.

ITEMS VOTED ON: *(Continued in Community Managers Report)*

F. Weinstein moved to waive the reading of the minutes. A.DAmato seconded. All present were in favor. Motion carried.

F. Weinstein moved to approve the February 5, 2020 minutes. E. Murphy seconded. All present were in favor. Motion carried.

E. Murphy moved to approve painting the siding in Condo 91 which consists of 30 units for a total cost of \$25,693.54. The funds to meet this expense will be provided by account #3000 – Deferred Maintenance/Siding Painting. F. Weinstein seconded. All present were in favor. Motion carried.

E. Murphy moved to approve the replacement of 27 cement driveways, in-house during the 2020 fiscal year for a total cost of \$34,431.80. The funds to meet this expense will be provided by account #3275 – Capital Replacement/Concrete Driveways. A.DAmato seconded. All present were in favor. Motion carried.

E. Murphy moved to approve the purchase of (5) Ex-Mark Navigator 48-inch mowers, trade-in (7) Ex-Mark Navigator mowers and purchase (2) 60-inch Ex-Mark mulching mowers from Lakehurst Lawnmower for a total cost of \$85,944.01. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacements. F. Weinstein seconded. All present were in favor. Motion carried.

S. Tozzi moved to approve to purchase maglocks and materials from Maglocks.com and perform the install in-house for a cost of \$15,374.62 and to purchase and install card readers, IP cameras, emergency exit alarms, knox boxes, permits and video door stations from Jmac, EBay, Knox Box, Curry Electric, Manchester Township, Amazon and Aiphone for a cost of \$23,099.35. The total cost is \$38,473.97. The funds to meet this expense will be provided by account #3230 – Capital Replacements/Common Buildings. A.DAmato seconded.

A.DAmato – Yes
C. Lupo – Yes
S. Falk-Zitelli – Absent
S. Tozzi – No
F. Weinstein – Yes
E. Murphy – Yes
L. Maiocco – No

Motion carried.

A.DAmato moved to approve that the Association no longer warranty glass but continue to service components like springs, and a subset of other window parts, if available. F. Weinstein seconded. All present were in favor. Motion carried.

A.DAmato moved to approve the revisions to Specification 1_9, "Condo, 96 Pressure Treated Wood Decks, Railings and Privacy Fences". C. Lupo seconded. All present were in favor. Motion carried.

A.DAmato moved to approve the 2020 Swimming Pool Rules. E. Murphy seconded. Amended to read, "Children in strollers under the age of four will be allowed in the pool area only during children's swim hours but not in the water". All present were in favor. Motion carried.

E. Murphy moved to approve the purchase of one (1) Ex-Mark Aerator and one (1) Turbo Hop Spreader from Lakehurst Hardware and Lawnmower for a total cost of \$15,699.47. This expense will be provided by account #3150 – Property Fund/Replacement. F. Weinstein seconded. All present were in favor. Motion carried.

E. Murphy moved to approve the purchase of one (1) Z-Plug Aerator, two (2) 60-gallon Z-Sprayers and Replacement Aerator Tines from Lakehurst Hardware and Lawnmower for a total cost of \$40,671.04. This expense will be provided by account #3151 – Property Fund/Additions. A.DAmato seconded. All present were in favor. Motion carried.

A.DAmato moved to approve the revisions to the Policy Resolution Relating to Election Procedures. F. Weinstein seconded. All present were in favor. Motion carried.

A.DAmato moved to contract with Dell Computers to purchase 23 Precision 3431 workstations for a total cost of \$17,458.46, including tax and shipping. The funds to meet this expense will be provided by account #3150 – Property Fund/Replacements. E. Murphy seconded. All present were in favor. Motion carried.

S. Tozzi moved to transfer all available funds from account #3240 – Capital Replacement/TV-Cable to account #3230 – Capital Replacement/Common Buildings. C. Lupo seconded. All present were in favor. Motion carried.

COMMITTEE REPORTS:

T. Hardman, Chairperson gave a report for the Architectural Committee.

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

C. Lupo announced that the Board of Trustees has confirmed Kathleen Kennedy as a member of the Community Services Committee.

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

J. Langreich, Chairperson gave a report for the Administration Committee.

J. Schultz, Recreation Director gave a report for the Recreation Department.

COMMUNITY MANAGER REPORT: (J. Schultz/ J. Snyder)

J. Schultz, Community Manager announced that there is to be “No” dumping of any trash at the Recycling trailer except for newspaper. Those caught dumping will be fined in accordance with the Manchester Township ordinance. He mentioned that the foundation and methodology of the occupant fee was reviewed by the Board and a sub-committee of the Finance Committee. The proposal being reviewed is to make one final adjustment to the occupant fee, rounding it to \$15 and increase \$1 every third year and scrapping the imperfect formula currently in use. The Board will continue to discuss and present at the Budget meeting in July.

J. Snyder, Service Manager mentioned that Viking Pest Control will be conducting preventative maintenance shortly and residents will be notified via one-call when they will be in their area.

He stated that he had gone out to bid for the 2020 Roofing Project. This year’s project consists of 99 units, 43 buildings (2241 Square) and 13,224 liner foot of 6” gutters and leaders. He contacted 17 area contractors and six bids were received.

Vendor	Roofing Total	Gutter Total	Grand Total
All Good Construction	\$488,650.05	\$48,598.20	\$537,248.25
Roofing Masters	\$494,140.50	\$48,424.01	\$542,564.51
All-County Exterior	\$553,437.36	\$77,757.12	\$621,194.48
Select Roofing	\$576,470.30	\$64,797.60	\$641,267.90
AA-Top Construction	\$592,968.60	\$58,317.84	\$651,286.44
Roof Wizard	\$682,138.80	\$77,757.12	\$759,895.92

The recommendation is to contract with All Good Construction for the 2020 Roofing Project for a total cost of \$537,248.25. These expenses will be provided by account #3270 – Capital Replacement/Roofs. The Board will vote on this at the next open Board meeting on April 1, 2020.

He sent out to seven pool management companies a “Request for Proposal” for the 2020 pool season. In the RFP was asked for quotes to supply pool service, one attendant and acid washing of the pools. The bids reflect the pools being open from May 22, 2020 through September 7, 2020 with one attendant along with Willow Pool being open through the end of September without an attendant and once a day pool service. The following bids were received:

Vendor	Total
Millennial pool	\$58,000.00
Carmona Pool	\$65,600.00
American Pool	\$72,440.00
Candlewood Pools	Did not return bid
Pool Operation	Does not supply guards
Preferred Pools	Not taking new clients
Aqua Safe	Not taking new clients

He is recommending to contract with Carmona Pool for \$65,600.00 since Millennial Pool is a brand-new company.

F. Weinstein moved to contract the pool services with Carmona Pool Services for the 2020 season for a cost of \$65,600.00 along with the un-attended option at the end of the season. This expense will be provided by account #8570 – Swimming Pool Repair and Maintenance. E. Murphy seconded. All present were in favor. Motion carried.

J. Snyder has researched the costs to purchase robotic pool vacuum cleaners for the Encore and Willow pools. The automatic vacuums will allow LVW to reduce labor costs at the pools. They will be placed in the pools at night after the pool is closed and be removed the following morning. The following bids were received:

Vendor	Equipment	Price
Pool Operation Management	2-Dolphin C6 Plus Pool Cleaner w/Caddy and Remote	\$12,104.05
Pool Supply Unlimited	2-Dolphin C6 Plus Pool Cleaner w/Caddy and Remote	\$10,477.12
Prime Pool Market	2-Dolphin C6 Plus Pool Cleaner w/Caddy and Remote	\$9,805.24
In the Swim	2-Dolphin C6 Plus Pool Cleaner w/Caddy and Remote	\$10,020.62

F. Weinstein moved to purchase two Dolphin C6 Plus Pool Cleaners with Caddies and Remotes from Prime Pool Market for \$9,805.24. This expense will be provided by account \$3230 – Capital Replacement/Common Buildings. S. Tozzi seconded. All present were in favor. Motion carried.

J. Snyder also has researched the costs to purchase a Hayward Cat 4000 chemical automation systems for the Encore and Willow Pools. These systems will allow constant monitoring of the pool water chemistry. The following bids were received:

Vendor	Equipment	Price
Pool Operation Management	2-Hayward Cat4000 w/wifi, 2-Stenner Acid Pump, 20 gallons muriatic acid. Includes install and training	\$8,306.09
Pool Supply Unlimited	2-Hayward Cat4000 w/wifi, 2-Stenner Acid Pump	\$6,818.18
Sun Play	2-Hayward Cat4000 w/wifi, 2-Stenner Acid Pump	\$7,133.00
INYO Pools	2-Hayward Cat4000 w/wifi, 2-Stenner Acid Pump	\$7,472.26
Prime Pool Market	2-Hayward Cat4000 w/wifi, 2-Stenner Acid Pump	\$6,755.76

F. Weinstein moved to purchase 2-Hayward Cat4000 w/wifi and 2-Stenner Acid Pumps from Prime Pool Market for \$6,755.76. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. S. Tozzi seconded. All present were in favor. Motion carried.

C. Lupo announced that the Board has confirmed and reappointed the following residents as members of the Election Committee: Audrey Adler, Diana Misuraca, Scarlett Thomas, Thomas Wojciechowski, Leslie ZenjRa, Charles Corvo, Marlene Devaney, Mary Lou DOner, Judith Gannon, Meg Kavazanjian, Roberta Klotz, Annette Larsen, JoAnn Laudicino, Karen McGinley (Election Day Only), Rosemary Moran, Sandra Olsen, Carolyn Thompson (Chairperson), Ellen Truberg, Rosanne Walters and Ruth Wiggins (Election Day Only).

UNFINISHED BUSINESS:

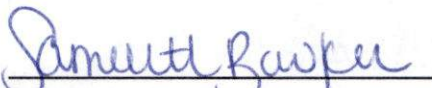
1. The entry system for the gates is tabled while the Board still researches this further.
2. A town hall meeting date will be announced at the next open Board meeting regarding proposals for the location of the gym. The Board announced that the Ad Hoc Gym Committee has been suspended until further notice and thanked them for their recommendations.

NEW BUSINESS:

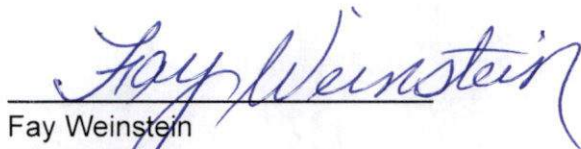
1. The proposed policy regarding privacy was presented to the residents and will be voted on at the next open Board meeting on April 1, 2020.

The next open Board meeting will be held on Wednesday, April 1, 2020 at 1:00 PM in the Willow Hall Auditorium.

There being no further business, the Board meeting adjourned at approximately 2:40 PM.



Samantha Bowker
Administrative Assistant



Fay Weinstein
Board Secretary

Approved: April 1, 2020