

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, MAY 3, 2017 WILLOW HALL

1:00PM

First order of business:

Roberta Klotz, Chair of the Election Committee, to swear in the appointed Trustee

Items to be voted on:

1. Motion to waive the reading of the **minutes**.
2. Motion to approve the April 19, 2017 **minutes**.
3. Motion to approve revised **Specification 3_6** - "Replace Front or Rear Doors".
4. Motion to approve Charles Corvo to the **Finance Division**.

COMMUNITY MANAGER'S REPORT

RECREATION REPORT

FINANCIAL REPORT

UNFINISHED BUSINESS

1. Bulk Television Services - Town Hall
2. Willow Gazebo/Pier Engineering

NEW BUSINESS

1. 2017 Road Re-Paving Program

ADJOURN OPEN MEETING

AUDIENCE COMMENTS:

In general, audience questions and comments should be addressed to the interest of all residents. For resolution of personal or maintenance issues, contact the Department Manager or the Manager of Resident Services and, if necessary, the Community Manager.

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

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

Pledge of Allegiance

The Board appointed Shirley Anthony since Sal Tozzi declined to accept the appointment as Trustee.

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

E. Baumeister moved to approve the April 5, 2017 minutes. S. Nordell seconded. A resident asked to have the minutes published on the LVWCreeper.com. All in favor. Motion carried.

C. Lupo moved to approve the 2017 swimming pool rules. S. Nordell seconded. Residents expressed whether they were in favor or not in favor of charging for guests and/or adults at the pool. A suggestion was made to install cameras at the monitoring stations. A resident asked to change the language under the guest section from badges to wristbands. The Board agreed to vote with the amended change.

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

Motion carried.

S. Kaufman moved to approve the Association to contract with Sparkling Pools to dye, pressure test and re-surface the Encore Spa for a total cost of \$4,950.00. This expense will be charged to account# 3230 – Capital Replacement/ Common Buildings. C. Lupo seconded. All in favor. Motion carried.

L. Maiocco moved to approve the Association to contract with Roofing Master for the 2017 roofing program to replace 2,443 squares of roof and 9,374 linear feet of gutters for a total cost of \$542,299.66. This expense will be charged to account# 3270 – Capital Replacement/ Roofs. S. Nordell seconded. All in favor. Motion carried.

S. Nordell moved to approve the Association to paint the siding, in-house for condos 85 and 86 at a total cost of \$32,935.04. This expense will be charged to account# 3000 – Deferred Maintenance/ Siding Painting. S. Kaufman seconded. A resident questioned the use of the

deferred maintenance account and another commented that the locations of the siding painting be provided not by condos but rather by street address. All in favor. Motion carried.

C. Lupo moved to memorialize the payment to Roofing Master for the replacement of the Encore roof for a total cost of \$51,860.00. The funds to meet this expense were provided by account# 3230 – Capital Replacement/ Common Buildings. S. Nordell seconded. All in favor. Motion carried.

T. Hardman gave a report for the Architectural Division.

S. Zitelli gave a report for Resident Services.

M.L. Doner gave a report for the Finance Division.

J. Langreich gave a report for the Administration Division.

J. Schultz gave his Community Managers report reminding residents to get their photo identification badges at the Association office, if they do not already have one. Also, to get a permit for the five foot areas since it is coming into the Spring season. He also reminded residents to fill out the Age Verification form.

M. Lighthipe gave a report for the Recreation Department.

UNFINISHED BUSINESS

1. J. Schultz reported that the Association is in negotiations with Verizon for a contract with Bulk television.
2. J. Schultz reported that five quotes for the repairs with an option to replace the decking and railing with composite material have been received and the Board will be reviewing these.
3. J. Schultz gave a presentation updating residents on the Town Hall meeting that was held on November 30, 2016.

NEW BUSINESS

1. Revised Specification 3_6 "Replace Front or Rear Doors" was presented to the residents and will be voted on by the Board at the May 3, 2017 open Board meeting.

Audience comments 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.

There being no further business, the Board meeting adjourned at 3:40p.m.

Samantha Bowker
Administrative Assistant

Elaine Baumeister
Board Secretary

Approved: _____

DRAFT

A PERMIT IS REQUIRED

**SPECIFICATION TO REPLACE FRONT OR REAR DOORS
ALL MODELS EXCEPT ENCORE**

STYLE & DIMENSIONS

The replacement must match the dimensions of the door or doors being replaced. You can now replace your current door with either of the following original door styles (9-lite, solid or solid with top panel (glass)).

Doors that are solid with no lites (glass) can now be replaced. The only section that can have glass is the **top panel only**- and may be clear or solid white frosted glass.

*See figure 1 below.



LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY

SPECIFICATION NO. **3_6**

PERMIT REQUIRED

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Trustee Approved: July 3, 2013

COMPONENTS

Replacement doors are purchased as kits that typically include a door panel, frame, weather stripping, sill and hinges. (Door handle and dead bolt are usually sold separate).

Slab door replacements are not allowed (that is replacement doors without frames).

Acceptable products include Jeld-Wen, Stanley Steel Exteriors, and Benchmark by Therma Tru, Masonite or equivalent brands.

The panel must be either steel faced or fiberglass.

COLOR:

Only the following paint colors are approved for the front or rear doors, as follows: P-7 Red, P-7 Grey, Chalet Blue, Black, Lambswool, Gambrel Brown, White, Isle of Pines and Polyurethane (clear).

All are Sherwin-Williams Exterior Paint, Satin Finish.

The resident can either go to the Maintenance Office or go directly to a Sherwin-Williams outlet store to see actual color.

A permit is required when a unit owner desires to change door or (style) and/or color of any unit in Leisure Village West.

The unit owner may elect to paint the door(s) personally or contract with an Association approved painter.

INSTALLATION

The Association requires installation by a professional contractor, registered with the Division of Consumer Affairs. The contractor must furnish the Association with a current certificate of insurance before the resident can apply for a permit and before work can begin.

The resident must notify the Permits and Inspection Division volunteer (name and phone number shown on the face of permit) when the installation is completed.

TERMS & CONDITIONS

A copy of the TERMS & CONDITIONS, as attached to the resident's permit applies to all of the above.

RESPONSIBILITY FOR THE MAINTENANCE, REPAIR OR REPLACEMENT OF THIS IMPROVEMENT IS THAT OF THE UNIT OWNER, OR SUBSEQUENT OWNER, AND NOT THE LEISURE VILLAGE WEST ASSOCIATION

Trustee Approved: July 3, 2013

Amended:

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees
From: Gene Caravella
Date: April 24, 2017
Re: Road Paving Bids

The 2017 Road Paving Project consists of Thornbury Lane and Huntington Drive. Bids are based upon a per square yard price.

The following bids have been received for Thornbury Lane, (price based upon 16,500 sq. yards)

C.J. Hesse, Inc..	\$143,050.00
Earle Asphalt Company	\$135,000.00
L&L Paving	\$196,825.00
Johnson & Baran	\$145,750.00
Meco, Inc.	\$164,890.00
LN Rothberg	\$184,845.00
Gres Paving (Late Bid)	\$209,600.00

The following bids have been received for Huntington Drive,(price based upon 18,500 sq. yards)

C.J. Hesse, Inc.	\$154,600.00
Earle Asphalt Company	\$144,613.00
L&L Paving	\$215,275.00
Johnson & Baran	\$159,875.00
Meco, Inc.	\$177,180.00
LN Rothberg	\$201,465.00
Gres (Late Bid)	\$166,500.00

We recommend signing a contract with EarleAphalt Co. for a total cost of \$279,613.00.
Funds for the 2017 Road Paving Project will be allocated from Account #3290 – Capital Replacement Roads.

