

The meeting was called to order at 1:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

APPEARANCES:

Jarrell Coleman, Regional External Affairs Consultant-NJ for Jersey Central Power and Light was present to discuss LVW's underground electrical infrastructure that may be a factor in the numerous electrical outages that the village is experiencing. He will be the liaison to address any street lighting issues. He mentioned that the BPU approved the installation of smart meters that will be taking place in 2023. There was a question-and-answer period from the audience. He left the meeting at 1:33 PM.

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

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

ABSENT: Trustee - Louis Maiocco and Accounting Administrator – Michelle Lampard

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

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

T. Hardman moved to approve the April 6, 2022 minutes. J. Carmody seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

T. Hardman moved to approve Specification 4\_4, "Home Battery Backup System". There was an audience question. A vote was taken and all present were in favor. Motion carried.

F. Weinstein moved to approve the revisions to the Charter for the Community Services Committee. J. Carmody seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

A.DAmato moved to purchase three pumps and motors from Always Pure & Clear Water Well Drilling for a total cost of \$7,136.91. This expense will be provided by account #3260 – Capital Replacement/Well Motors. J. Carmody seconded. There was an audience question. A vote was taken and all present were in favor. Motion carried.

E. Murphy moved to contract with It's All Good Construction for the 2022 roofing project for a total cost of \$686,563.50. This expense will be provided by account #3270 – Capital Replacement/Roofs. T. Hardman seconded. There was an audience question. A vote was taken.

J. Carmody – Yes  
A.DAmato – No  
T. Hardman – Yes  
L. Maiocco – Absent  
F. Weinstein – Yes  
E. Murphy – Yes  
C. Lupo – Yes

Motion carried.

E. Murphy moved to authorize the Association to transfer \$190,000 from account #3290 – Capital Replacement/Roads to account #3270 – Capital Replacement/Roofs. T. Hardman seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.

J. Carmody moved to approve/reaffirm the members of the Election Committee. F. Weinstein seconded. The names of the Residents approved/reaffirmed were read and a vote was taken.

- F. Weinstein – Yes
- E. Murphy – Yes
- J. Carmody – Yes
- A.DAmato – Yes
- T. Hardman – Yes
- L. Maiocco – Absent
- C. Lupo – No

Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

Barbara Owens, member, gave a report for the Architectural Committee.

Fay Weinstein, Trustee Liaison, 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, Harvey Klein for the Finance Committee.*

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

M. Lighthipe mentioned that VISTON's move from Willow Hall gave the recreation department the opportunity to use the open space for a Library/Media Room. Upgrades to this room will include new carpet and bookcases. There is a desire to upgrade the Club Encore Library to include new carpet, two new chairs and a puzzle table. In addition, to complete the upgrade there is a need for two stationary poker/dining tables that will replace the folding poker tables and five wooden card tables.

VENDOR	WILLOW HALL	CLUB ENCORE	
Amazon Bookcases	\$1,072.00		
Smart Carpet	\$1,185.00	\$1,780.00	
Wayfair (2) Poker Tables		\$2,494.98	
Raymour & Flannigan (2) Chairs		\$767.58	
Bits & Pieces Puzzle Table		\$427.99	
Amazon (5) Wooden Card Tables		\$641.95	
Paint & Supplies	\$200.00		
<b>TOTAL</b>	<b>\$2,457.00</b>	<b>\$6,112.50</b>	<b>\$8,569.50</b>

Management is recommending to move forward with the project for both Willow Hall and Club Encore for a cost not to exceed \$8,569.50. These expenses will be provided by account #3230 – Capital Replacement/Common Buildings for a cost of \$3,165.00 (Paint and Carpet) and account #3150 – Property Fund/Replacements for a cost of \$5,404.50 (Bookcases, Poker tables, Chairs, Puzzle table and Wooden Card tables). The Board will vote on this at the next open Board meeting on June 1, 2022.

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

**COMMUNITY MANAGER’S REPORT: (J. Snyder)**

It is strongly recommended not to feed birds with the increase of Bird Flu cases. As a reminder, there is nicer weather coming, residents should exercise extreme caution while driving in the Village since there will be an increase in bicyclist, walkers, etc. Residents should also follow all signs and speed limits. Pets are not permitted to be tied outside to any stationary object for any period of time. Residents are reminded again to curb their pet near the stripe of lawn on the street. Paving has begun from the Route 70 gate to sign 10 on one side; residents should use caution during this time. A sub-committee made up of Trustees E. Murphy, A.DAmato, T. Hardman along with Community Manager, J. Schultz and Service Manager, J. Snyder prepared a plan for the upgrading of the Club Encore main patio. The project has been broken down into phases. They are requesting to start with the outdoor grill area. Management went out to bid and these featured items will be in the grill area plan; Grill Island: 40” gas grill, flat top griddle, side burner, trash/recycling bin, storage cabinets, pizza oven (optional), awning, gas line and electrical wiring. If the plan is adopted, Management is recommending setting a price not to exceed \$50,000.00, this includes the purchase and complete construction of the outdoor grill area along with needed infrastructure upgrades. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. The Board will vote on this at the next open Board meeting on June 1, 2022. Management has been asked to update the Encore kitchen equipment to facilitate a new more usable design. The old equipment is dated and some is no longer working properly. They reached out Johnson’s Restaurant Equipment Inc. from Neptune, NJ. Members of Management, resident experts (including Charles Corvo) and Chris Hughes a representative from Johnson’s Restaurant Equipment aided with expert advice. The following items were chosen and quoted;

<b>Equipment</b>	<b>Brand/Model</b>	<b>Price</b>
Range, 36' 6 Open Burners	Southbend Model No. S36D	\$3,405.60
heated Holding Proofing Cabinet	Metro Model No. C519-CFC-4	\$2,646.43
Bun/Sheet Pan-qty 8 @ 9.80 each	Winco Model No. ALXP-1826	\$85.59
Three Compartment Sink	NBR Equipt Model No. 3SG-182414R24	\$1,211.26
Pre-Rinse Faucet Assembly w/fct.	Krowne Model No. 109WL	\$364.66
Hand Sink	Krowne Model No. HS-9-RS	\$202.59
Work Table, Stainless Steel Top	NBR Equipment Model TS-8424R5	\$637.62
Wire Shelving w/wall bracket	Olympic Model No. J1848K	\$103.43
Reach-In Freezer	Atosa USA, Inc. Model No. MBF8501GRL	\$3,496.23
Coffee Brewer/Filters & Canisters	BUNN Model No. 53200.0100	\$3,489.84
Work Table, Stainless Steel Top	NBR Equipment Model TS-4825R5	\$710.12
Wire Shelving- qty 5 w/posts	Olympic Model No. J1836K	\$207.92
back Bar Cabinet, Refrigerated	Atosa USA, Inc. Model No. MBB59GGRR	\$2,825.56
Delivery and set-up	JRE Custom Model No. E1	\$350.00
<b>TOTAL</b>		<b>\$19,736.85</b>

Management is recommending to purchase the equipment for the upgrade to the Club Encore Kitchen. *F. Weinstein moved to approve the purchase of new equipment for the kitchen at Club Encore from Johnson's Restaurant Equipment Inc. at a cost not to exceed \$25,000.00. This expense will be provided by account #3150 – Property Fund/Replacements. A.DAmato seconded. There was no discussion and a vote was taken. All present were in favor. Motion carried.*

UNFINISHED BUSINESS:

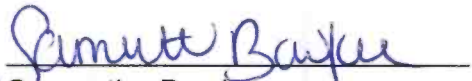
1. J. Schultz provided the Board with an update regarding the new LVW website.

NEW BUSINESS:

1. The amendments to the Bylaws of LVW Relating to Seasoning Period for Rentals and Transfer Fees were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on June 1, 2022.
2. The revisions for Policy Resolution regarding the Administrative Transfer Fee for Owners of LVW were presented and discussed. The Board will vote on this at the next open Board meeting on June 1, 2022.
3. C. Lupo announced that Jim Snyder will become the new Community Manager effective October 2022.

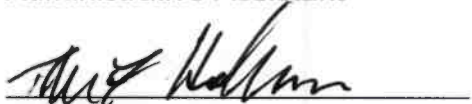
The next open Board meeting will be held on Wednesday, June 1, 2022 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 2:37 PM.



Samantha Bowker

Administrative Assistant



Tom Hardman

Board Secretary

Approved: June 1, 2022