

The meeting was called to order at 1:00 PM by Board President, Louis Maiocco.

PRESENT: Trustees: Board President - Louis Maiocco, Vice President – Fay Weinstein, Treasurer - Al DAMato, Secretary - Joyce Carmody, Trustee - Eugene Murphy, Trustee - Thomas Hardman and Trustee - Wayne Steinman.

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

ITEMS VOTED ON:

J. Carmody moved to waive the reading of the minutes. W. Steinman seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

J. Carmody moved to approve the April 21, 2021 minutes. T. Hardman seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

T. Hardman moved to authorize the Association to transfer \$56,950.00 from account #3050 – Emergency Reserve Fund to account #3292 – Capital Replacement/Exterior Restoration/Cedar Shakes. W. Steinman seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

E. Murphy moved to contract with It's All Good Construction to install 68 squares of vinyl impression shakes on 70 units for a cost of \$56,950.00. This expense will be provided by account #3292 - Capital Replacement/Exterior Restoration/Cedar Shakes. J. Carmody seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

A.DAMato moved to memorialize the additional roofing substrate repair expenses of \$23,181.90 from the 2020 roofing project. This expense will be provided by account #3270 - Capital Replacement/Roofs. E. Murphy seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

A.Damato moved to memorialize the replacement of 18 skylights at a cost of \$15,775.00. This expense will be provided by account #3270 - Capital Replacement/Roofs. J. Carmody seconded. There was no discussion and a vote was taken. Motion carried.

W. Steinman moved to memorialize the gutter replacements for the 50 units in the 2020 Azek project at a cost of \$33,050.00. This expense will be provided by account #3270 - Capital Replacement/Roofs. E. Murphy seconded. There was no discussion and a vote was taken. All in favor. Motion carried.

J. Carmody moved to approve/reaffirm the members of the Election Committee. W. Steinman seconded. The names of the Residents approved/reaffirmed were read and a vote was taken. All in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

- E. Traeger, Chairperson gave a report for the Architectural Committee.
- E. Berardis, Chairperson gave a report for the Community Services Committee.
- M. L. Doner, Chairperson gave a report for the Finance Committee.
- There was no report for the Administration Committee.

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

COMMUNITY MANAGER'S REPORT:

Reminder to update the Association office to comply with HOPA, which stands for Housing for Older Persons Act. This act allows us to continue to maintain LVW as an age-restricted community. Under the act, the Association must verify members' ages every two years to keep the exempt status. For verification, residents need to furnish one of these documents; a driver's license, a birth certificate, a passport, a baptismal certificate, naturalization papers, or any other official identification that shows a birth date. Don't forget to bring in or attach a good quality ID when you return your form. Forms can be mailed to the Association office, emailed to hopa@lvwa.net, or dropped off in the drive-up maintenance fee box at the Association Office. Another reminder that pets must be carried or be on a leash not to exceed six feet and attended by a responsible person. Retractable leashes are prohibited. Residents are responsible for removing their pet's waste from the common elements and units. Droppings must be picked up immediately and put into the owners' own receptacle containers abiding by Manchester Township Ordinance #93-183 - any resident who does not immediately remove all droppings deposited by their dog will face a fine of as much as \$2,000. The contract for the new gate entry system is still pending. There are some new landscaping renovations taking place at the Colonial gate. The Board is discussing adding additional 72-hour parking spaces at the end of Sterling Street to alleviate the parking issues in that area. The Board will vote on this at the next open Board meeting on June 2, 2021. The Board discussed at the workshop meeting a Resolution regarding Committee Membership. The following will be included in the new Resolution; Chairpersons are limited to serve on the Committee to which they are appointed. All other Unit Owners and Co-Owners are limited to serve on two Committees concurrently. Serving on the Election Committee shall be exempt from this rule. This Resolution will be presented at the next open Board meeting on June 2, 2021. J. Snyder gave an update on the current projects; Club Encore Greenery, Club Encore flooring, Willow Hall bathrooms, and the Fitness Center.

UNFINISHED BUSINESS:

1. As previously discussed with the Association's Attorney in a Board workshop meeting, the Board has agreed to open the Bocce and Shuffleboard Courts on Monday, May 17, 2021. They will be open seven days. There will be no Club activity and this will be for Residents only, no Guests permitted. At this time, the only open activity that requires a reservation is the Willow golf course which also requires a Ranger. This will also be open seven days a week until 7 PM or when a Ranger is available. All other activities that are open which include; the Farm, the Dog Park, Tennis Courts, Pickleball Courts, Bocce Courts, and Shuffleboard Courts will require residents to sign in and provide the Association with a signed waiver in order to use that amenity. Rules for

each amenity will be posted at that site. Proof of vaccinations will no longer be required to use an amenity. Residents must still maintain social distancing and wear a mask. The pools will open May 28, 2021 and rules were posted in the LVW magazine. Residents will be required to sign a waiver and use their swipe access card to gain entry. There will be a pool Manager monitoring access to the pools. There will be no furniture provided at the pools. The Association is following all executive orders by the Governor and guidelines from the CDC. As rules may change, any questions may be directed to the Recreation Department or the Association office.


2. Encore Auditorium renovation is still pending as Management is working on this.


NEW BUSINESS:

1. L. Maiocco stated that the Board met with the Mayor to discuss the reassessment tax program and was notified that the township has tabled this item. He also mentioned that if anyone has any input regarding the production of recreational marijuana in Manchester to attend the May 10th or May 24th township council meeting.
2. The Board discussed authorizing the Association to transfer \$421,050 of PPP funds from account #3050 - Emergency Reserve Fund, to the following accounts: \$60,000 to account #3151 – Property Fund/Additions, \$311,050 to account #3230 – Capital Replacement/Common Buildings, and \$50,000 to account #3292 – Capital Replacement/Exterior Restoration/Cedar Shakes. This will be voted on at the next open Board meeting on June 2, 2021.
3. F. Weinstein presented the Reflection Garden. Residents asked the Board to create a place where they can honor their loved ones both living and deceased. Several places were looked at. The final suggestion is to use the space between Willow patio and the walk/ramp to Willow pond, which will include seating that overlooks the pond. The costs for benches are \$4,500, and the engraved brick is \$50.00. Any profits over the initial cost will be used to plant perennials and maintain that area.

The next open Board meeting is scheduled for Wednesday, June 2, 2021 at 1:00 PM via Zoom.

There being no further business, the Board meeting adjourned at approximately 1:55 PM.


Samantha Bowker
Administrative Assistant


Joyce Carmody
Board Secretary

Approved: June 2, 2021