

AGENDA

**LVWA BOARD OF TRUSTEE WORKSHOP MEETING
WEDNESDAY, NOVEMBER 16, 2016
WILLOW HALL**

1:00PM

Pledge of Allegiance

DIVISION REPORTS

| | |
|-------------------------|------------------|
| Architectural Division | (Tom Hardman) |
| Resident Services | (Sara Zitelli) |
| Finance Division | (Mary Lou Doner) |
| Administration Division | (Judy Langreich) |

COMMUNITY MANAGER'S REPORT

1. Fences and Attachments

RECREATION REPORT

UNFINISHED BUSINESS

1. Hotwire Services

NEW BUSINESS

1. Architectural Specification 1_8
2. Policy for Flyers

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.

SPECIFICATION FOR INSTALLATION OR REPLACEMENT OF PATIOS IN CONDOMINIUMS 1 – 22

Applies to Original Models: Cambridge, Baronet, Winfield and Regency.
Eton and Greenbriar are not permitted patios because of space limitations.

A Diagram for a patio must be submitted before an Application is issued.

(October 2011) *NOTE: The short grass strip on garage side should be used only as a five-foot area (stone, pavers, brick, and mulch with low growing plants or shrubs). It is a hazard to be used as a patio or store barbecue grills.*

MATERIALS

The patio must be constructed using only patio blocks, pavers or bricks, and must be set in a base of sand. Poured concrete is prohibited.

COLOR

Only grey or earth-tones are acceptable. Multiple units must be uniform in color and material.

DIMENSIONS, LOCATION & INSTALLATION

(October 2011) The patio is limited to 100 square feet and must be level with existing lawn elevation. There shall be no more than one patio site per unit. ~~Patio should not come within five (5) feet of the roadway or the dividing line between adjoining units.~~ **No patio is permitted at the side or front of a unit. (Where land use permits, patio should not come within 5' of road and a diagram must be submitted and approved before permit is issued).**

Patio must have direct surface run-off away from walkway and unit. No elevation changes, raised edgings or railings are permitted. The patio must not interfere with the operation of any sprinkler heads.

Patio alteration where digging is involved requires a call to New Jersey One Call. Whether you are planning to do it yourself or hire a contractor, one call to 811 (or 1-800-272-1000) gets your underground utility lines, which includes gas lines, marked for FREE.

The unit owner shall notify the Physical Plant Volunteer (name and phone number shown on the face of PERMIT) when work has been completed.

STORAGE/PATIO FURNITURE

Patios shall not be used for open storage of household or garden implements.

INSTALLER

Patio replacement must be made by a qualified contractor who is registered with the Division of Consumer Affairs or qualified resident. Such contractor must furnish the Leisure Village West Association office with a current certificate of insurance before unit owner can apply for a permit, and before any work can begin.

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.

Revised 3/6/2009
Revised October 2011
Pending Approval

**LEISURE VILLAGE WEST ASSOCIATION, INC.
RESOLUTION.
RELATING TO FLIERS IN COMMON AREAS**

WHEREAS, the Leisure Village West Association, Inc. (the "Association") was formed by the filing of a certain Certificate of Incorporation, on May 31, 1972, with the Secretary of State of the State of New Jersey having its offices at 959 Buckingham Drive, Manchester, New Jersey 08759; and

WHEREAS, the Association exists and it operated according to a certain amended and consolidated Master Deed recorded on July 30, 2014, in the Ocean County Clerk's Office in Deed Book 15860, Page 1840 et seq.; and

WHEREAS, the Bylaws, Article VI, Section 1, provides, "The Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of Leisure Village West and may do or cause to be done all such other lawful acts and things as are not by law, by these Bylaws or otherwise, directed or required to be done or exercised by members of the Association or owners of units, or by others;" and

WHEREAS, the Bylaws, Article VI, Section 1(n), the Board of Trustees (the "Board") has the power to "make, and enforce compliance with, such reasonable rules and regulations relative to the operation, use and occupancy of the units, common elements and Association facilities, and to amend the same from time to time as when approved by appropriate resolutions [which] shall be binding on the owners and occupants of units, their successors in title and assigns. A copy of such rules and regulations and copies of any amendments thereof shall be delivered or mailed to each owner of a unit promptly upon the adoption thereof; and

WHEREAS, By-Laws, Article VI, Section 1(o), states that the Association shall maintain property insurance; and

WHEREAS, the Board has determined that it is in the best interest of the Association that the following rules relative to fliers and/or leaflets to be distributed in common areas be adopted and enforced;

NOW, THEREFORE, BE IT RESOLVED THAT:

1) RULES RELATED TO FLIERS, PAMPHLETS AND OTHER WRITTEN MATERIALS (COLLECTIVELY REFERRED TO AS "FLIERS") LEFT IN COMMON AREAS

- a) Fliers shall only be displayed by the Association and its clubs, divisions and committees, at the discretion of the Board.
- b) All Fliers must be submitted to management prior to being displayed. This is for the purpose of determining when the Fliers are initially displayed and ensuring that the Fliers meet the standards for display outlined below. Any Fliers placed on the table or elsewhere in the Association without being submitted to management may be removed without further notice.
- c) Fliers shall be approved for display on the table unless:
 - i) The Flier contains profanity;
 - ii) The Flier contains pornographic images;
 - iii) The Flier contains speech that tends to incite violence or another breach of the peace; or
 - iv) The Flier contains patently false statements of fact that the Association is aware are false.
- d) The Association takes no responsibility for the content of Fliers. The Association does not endorse anything displayed on Fliers unless expressly stated on the Flier.

2) GENERAL

- a) Notwithstanding any provision herein, the Association may exercise any and all rights and remedies available to it at law, in equity and/or pursuant to its Master Deed and By-Laws.
- b) Should any provision herein be determined to be invalid, the remaining provisions herein shall remain in full force and effect.
- c) Any provision contained within any previously adopted resolution of the Association, which conflicts with any provisions set forth herein, shall be deemed void and the provision contained herein shall govern