

The meeting was called to order at 7:00 PM by Board President, Charles Lupo with the Pledge of Allegiance.

PRESENT: Trustees: Present were Board President - Charles Lupo, Vice President - Joyce Carmody, Treasurer - Eugene Murphy, Secretary - Thomas Hardman, Trustee - Wayne Steinman, Trustee - Fay Weinstein and Trustee – Michael Blank.

Management Staff: Present were Community Manager – Jim Snyder and Accounting Administrator – Michelle Lampard. Absent was Recreation Director – Mary Lighthipe.

ITEMS VOTED ON:

T. Hardman moved to waive the reading of the minutes. W. Steinman seconded. All were in favor. Motion carried.

T. Hardman moved to approve the October 19, 2022 minutes. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

M. Blank moved to purchase a 425-gallon gas brine maker from Deicing Depot for a total cost of \$9,590.91. This expense will be provided by account #3150 – Equipment Replacement. T. Hardman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

B. Owens, Chairperson, gave a report for the Architectural Committee.

M. R. McCarthy, Chairperson, gave a report for the Administration Committee.

E. Murphy, Trustee Liaison gave a report for the Finance Committee.

There was no report from the Community Services Committee.

There was no Recreation report.

M. Lampard gave a report for Solar Data, FYE 9/30/22.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

J. Snyder gave a PowerPoint presentation regarding the Club Encore pool renovation. The Club Encore pool is the original pool and needs repair. Over time the plumbing system of the pool has deteriorated. The entire pool is overdue for renovation. Many cosmetic issues will require attention or replacement. Management went out to bid to renovate the pool. The quotes are as follows;

Contractor	Proposed	Price
Millennial Pools	Renovate pool as per RFP	\$182,500.00
Blue Dream Pools	Renovate pool as per RFP	\$184,000.00
American Pools	Renovate pool as per RFP	\$428,856.00
Fortunato Pools	Declined to bid	N/A
Best Pools	Did not return bid	N/A

Management is recommending to contract with Millennial Pools to renovate the Encore pool for \$182,500.00. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. There were comments and questions from the audience. Based on Board requests and questions and comments from the audience; Management will research lighting, the steps, decking, etc. and discuss/present at the next open Board meeting on December 7, 2022. Another PowerPoint presentation regarding the Avant Loader was presented. Last year, Management was asked by the Board of Trustees to purchase a second Avant Loader with an edger and snow blower attachment. At that time, there were no loaders available due to supply chain issues. There is now an opportunity to purchase the Avant that can be shipped out in time for the winter season. A second machine is essential for snow removal. It will also be used for edging and the common area lighting project. This second machine will increase productivity and will be an asset to the fleet. The following bids were received from Avant dealers;

Vendor	Description	Price	Tax	Total
Ace Outdoor Power	Avant Loader with Attachments	\$101,920.00	\$6,752.23	\$108,672.23
Northeastern	Avant Loader with Attachments	\$106,155.00	\$7,032.77	\$113,187.77
United Ag. Turf	Avant Loader with Attachments	\$106,155.00	\$7,032.77	\$113,187.77

Management is recommending to purchase the Avant Loader, with snowblower and edger attachments for a total cost of \$108,672.23. This expense will be provided by account #3151 – Property Fund/Equipment Additions. The Finance committee looked at funding for this machine. Their recommendation is to transfer \$80,000 from account #3150 - Property Fund/Replacements to account #3151 - Property Fund/Additions. The Board will vote on this at the next open Board meeting on December 7, 2022. The current contract for gate attendant services expires on December 31, 2022. In anticipation of this, Management solicited several vendors that provide the services needed. Contained within these proposals, solicited bids reflect only the Route 70 gate being manned. At this time, the Route 70 gate will continue to be manned twenty-four hours a day, seven days a week (24/7). As a cost-saving measure, the Board may consider a future to go fully remote entry during some overnight hours. This is premature at this point; however, Management would like an opportunity to explore this option down the road. The RFP stipulated a three-year contract. However, with ever-changing conditions and technology, a two-year contract may better suit the Association. The following bids were received;

Vendor	Year 1	Year 2	2 Year Total	Notes
Iron Rock Security	\$217,275.67	\$228,139.46	\$445,415.13	New to area/Unproven
Marion Security	\$226,685.01	\$241,225.67	\$467,910.68	Former provider
Allied Universal Security Services	\$229,133.00	\$245,523.00	\$474,656.00	Current provider
Cobra Security	\$237,096.00	\$245,640.00	\$482,736.00	
Planned Companies	\$243,652.50	\$257,575.50	\$501,228.00	
Adamas Security	\$248,293.50	\$255,742.31	\$504,035.81	
Securitas Security Services	\$237,610.88	\$249,626.52	\$487,237.40	Does not include Holidays

Although Allied Universal Security Services is not the lowest bid, Management is asking the Board to consider them and award a two-year contract for \$474,656.00. This expense will be provided by account #7310-Operating Budget/Gatehouse Entry. The Board will vote on this at the next open Board meeting on December 7, 2022. Residents are reminded to obey the speed limit in the Village which is 25mph. Residents are asked to use caution when approaching the crosswalks and honor pedestrians. All maintenance issues or requests should be submitted to the Maintenance Department and not posted on

social media due to the fact it is not monitored by the Association. Residents are also reminded that pets are not allowed in the common areas or in the common buildings. The Board previously announced that they feel the proposed New Jersey Assembly Bill A4377 and Senate Bill S2537 are detrimental to our community and surrounding communities. Residents are encouraged to contact our state representatives to oppose these bills. The draft letters you may choose to use are available at the Association office and are on Frontsteps.

C. Lupo reminded residents of the rules for Pets. He mentioned the Board will be raising the violation fees for Pets. This will be revised in the Resident's Handbook and made available on Frontsteps.

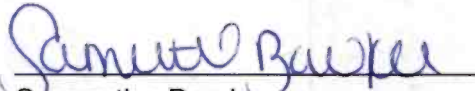
UNFINISHED BUSINESS:


1. The Technology Ad-Hoc Committee will have their first meeting on Wednesday, December 14, 2022 at 1:00 PM in the Association office. He thanked all those who showed interest in serving on this committee.

There was no new business.

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

There being no further business, the Board meeting adjourned at approximately 7:57 PM.


Samantha Bowker
Administrative Assistant


Tom Hardman
Board Secretary

Approved: December 7, 2022