

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: *(continued in New Business)*

W. Steinman moved to waive the reading of the October 7, 2020 minutes. A.DAmato seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

W. Steinman moved to approve the October 7, 2020 minutes. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

J. Carmody moved to approve the amendments for Resolution regarding the Emergency Reserve Fund. W. Steinman seconded. There was a question from a resident. A vote was called and all were in favor. Motion carried.

F. Weinstein moved to ratify approval of the October 19, 2020 settlement agreement with Verizon pursuant to the terms discussed. T. Hardman seconded. A vote was called and all were in favor. Motion carried. J. Schultz gave a report on the agreement.

A.DAmato moved to approve revisions for Specification 1_2, "Specification for Flag Pole and Installation for the Common and Five-Foot Areas". J. Carmody seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

E. Murphy moved to approve revisions for Specification 2_2, "Vinyl Replacement Windows". A.DAmato seconded. There was a question from a resident. A vote was called.

E. Murphy – No
J. Carmody – No
A.DAmato – Yes
W. Steinman – Yes
T. Hardman – Yes
F. Weinstein – Yes
L. Maiocco – Yes

Motion carried.

A.DAmato moved to amend the purchase of a Ford F350 Stake/Rack body truck equipped with a Hiniker snow plow from All-American Ford at a cost of \$66,313.94 to a purchase of a Ford F350 Stake/Rack body truck equipped with a Hiniker snow plow from Huntington Ford at a cost of \$66,674.47 which is a cost difference of \$360.47. The funds to meet this expense will be provided by account # 3150 – Property Fund/Equipment. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

E. Murphy moved to approve the contract with Straight Edge Striping for the application of thermo-plastic line striping on all of the commercial building parking lots along with Liverpool Circle and a crosswalk on Huntington Drive at a cost of \$25,451.39. The funds to meet this expense will be provided by account #3290 – Capital Replacement/Roads. W. Steinman seconded. There was no discussion and a vote was called.

T. Hardman – Yes
F. Weinstein – No
E. Murphy – Yes
J. Carmody – Yes
A.DAmato – Yes
W. Steinman – Yes
L. Maiocco – Yes

Motion carried.

W. Steinman moved to approve the contract with Moderno Construction to complete the paving (7,650 sq. ft) of 7 through 25 Buckingham Drive for a cost of \$14,450.00. The funds to meet this expense will be provided by account #3290 – Capital Replacement/Roads. A.DAmato seconded. J. Snyder mentioned that on October 20, 2020 he noticed Moderno Construction measuring out the road at 7 through 25 Buckingham Drive. He was told they were hired by NJ Natural Gas to mill and pave a 10-foot-wide path down the length of the road where the gas lines were recently installed. NJ Natural Gas was asked to give a price for the remaining 7,650 sq. ft. of roadway in Condo's 75 & 76. After this explanation, a vote was called and all were 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

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

The Recreation report was given by the Recreation Director, M. Lighthipe.

COMMUNITY MANAGER REPORT:

J. Schultz stated that the Resident's Directory will be printed in January and residents are asked to update their phone numbers at the Association office. The contracts/leasing agreements have been signed for the Solar at Willow Hall and Leisure Fair. There is no set date yet for installation.

J. Snyder stated that line striping will be taking place and residents will be asked via a on-call to move their vehicles, temporarily out of the Common Building parking lots. Residents are asked to disconnect their outside hoses before freezing temperatures arrive. The DEP stickers were picked up for the trash collection. Arrangements are being made for training the employees regarding trash collection and this will be recorded by KLVW staff. The Governor developed an executive order (#192) requiring employees to wear a mask and fill out a daily checklist. All LVW offices are following these procedures.

J. Schultz addressed some resident's comments received via email to the Board regarding opening the amenities. He spoke about the pending Legislation Immunity Bill S2695 & A4390. All residents are encouraged to contact their Congressman to help fight for this to pass.

THERE IS NO UNFINISHED BUSINESS.

NEW BUSINESS:

1. The Bylaws amendments regarding Quorum was presented as attached to the Agenda. This will be published in the LVW magazine for all residents to view.
2. The policy for Resident I.D and Facility Access was presented as attached to the Agenda. This will be further discussed and presented again at the next open Board meeting on December 2, 2020.
3. The Board had asked Management to research costs to replace the barrier gate operators at the Route 70 & 37 and Colonial Drive entrances. These are the wooden arm gates. The replacement gates will be Door-King model 1601 traffic management operators with LED lighted aluminum breakaway arms. An emergency replacement using one of these style gates at the Route 70 Residents gate was used. Management is now requesting the replacement of the remaining four (4) gates. One (1) more at Route 70, two (2) at Route 37 and one at Colonial Drive. The following quotes were received.

All quotes include tax and installation.

Vendor	Gate	Price
Control Systems	Door-King 1601 w/ LED lighted breakaway arms	\$28,242.82
RCS	Door-King 1601 w/ LED lighted breakaway arms	\$29,735.58
NJ Door Works	Door-King 1601 w/ LED lighted breakaway arms	\$33,495.95

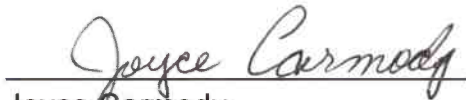
With the recommendation from management, *E. Murphy moved to contract with Control Systems to replace four (4) wooden arm gates with Door-King Model 1601 traffic management operators with LED lighted aluminum breakaway arms at a cost of \$28,242.82. This expense will be provided by account #3150 – Property Fund/Replacements. F. Weinstein seconded. A vote was called and all were in favor. Motion carried.*

The next open Board meeting is scheduled for Wednesday, December 2, 2020 at 1:00 PM via Zoom.

There being no further business, the Board meeting adjourned at approximately 2:16 PM.



Samantha Bowker
Administrative Assistant



Joyce Carmody
Board Secretary

Approved: December 2, 2020