

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, NOVEMBER 8, 2023 at 1:00 PM WILLOW HALL

Board Meetings are an important part of running an HOA, so keeping them as efficient and productive as possible is key. Rules of Public Comment and Participation in the open portion of the Board meeting are as follows; residents will be allowed a three-minute comment or question related to the topic on the agenda at the time it is being discussed or presented by the Board of Trustees. Maximum two times at podium.

- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the October 4, 2023 minutes.
3. Motion to contract with Crystal Blue pools to install a new hot tub and stairs for a cost of \$85,950.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. The unaudited balance for this account as of 8/31/23 is \$779,148.13.
4. Motion to approve the Community Manager's contract.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS

- Architectural Committee (Barbara Owens)
- Community Services Committee (Michael Morizio)
 - *Approve Welcome Committee Members*
- Finance Committee (Charles Corvo)
- Administration Committee (Mary Rose McCarthy)

II. RECREATION REPORT (Mary Lighthipe)

III. COMMUNITY MANAGER'S REPORT (Jim Snyder)

UNFINISHED BUSINESS

1. Revisions to Rules Governing Clubs and Groups
2. Revisions to Election Signs Policy
3. Sale of Unit

NEW BUSINESS

1. Solar Data Report for FYE 09/30/23

The next open Board meeting will be held on Wednesday, December 6, 2023 at 7:00 PM in the auditorium at Willow Hall.

- ADJOURN OPEN MEETING

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, NOVEMBER 8, 2023 at 1:00 PM WILLOW HALL

RESIDENT COMMENTS PERIOD:

- ★ Rules of Public Comment and Participation in the Open Forum are as follows;
 - In general, residents' questions and comments should be addressed to the interest of all residents. For resolution of personal or maintenance issues, contact the Department Manager and, if necessary, the Community Manager.
 - The Open Forum is not a debating time or a time to cross-examine our neighbors serving as Trustees.
 - This is an opportunity for residents to be heard but everyone is to stay civil and use respectful language while also avoiding personal attacks.
 - The Open Forum will be limited to one-hour but may end sooner if only a few residents address the Board.
 - Residents may make a comment or ask a question and will be allowed three-minutes to do so, there will be a two-minute comment or answer, if necessary from the Board of Trustees and a one-minute follow-up question allowed by the resident.
 - Maximum two times at the podium.
 - If a resident was unable to ask a question or make a comment, the Board may be emailed at bot@lvwa.net. Emails will be reviewed at a Board of Trustee workshop meeting. Statements and opinions of village wide significance will periodically be addressed at an Open Board of Trustee Meeting and/or in the Manager's Corner of the LVW News Magazine.

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

PRESENT: Trustees: Present were President - Fay Weinstein, Vice President - Wayne Steinman, Treasurer - Eugene Murphy, Secretary - Steven Leslierandal, Trustee - Charles Lupo, Trustee - Al DAMato and Trustee - Ivan Gilbert.

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

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

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

S. Leslierandal moved to approve the September 6, 2023 minutes. C. Lupo seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

S. Leslierandal moved to approve the August 31, 2023 Annual Meeting of the Members minutes. A.DAMato seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

Item #4 was tabled.

I.Gilbert moved to approve the revisions to Policy Resolution regarding Revised Schedule "A" to the Bylaws. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

C. Lupo moved to approve the purchase of two (2) 12 mail-slot cluster boxes and two (2) 16 mail-slot cluster boxes from LPCM for a cost of \$7,895.02. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

Item #7 is addressed in the Community Manager's Report.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

S. Leslierandal, Trustee Liaison, gave a report for the Architectural Committee.

C. Corvo, Chairperson, gave a report for the Finance Committee.

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

There was no report for the Community Services Committee.

The Board announced the approval of Mary Ann Koepfel as a member to the Election Committee.

M. Lighthipe gave a report for Recreation.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

The replacing of the mailboxes has begun in the Village.

Warnings have been given to residents through the LVW magazine, Open Board Meetings and is listed in the Resident's Handbook. There is no overnight parking on the street between 2:00 AM and 6:00 AM. There will be a Town Hall meeting on Wednesday, October 11, 2023 at 1:00 PM in Willow Hall regarding Parking.

As a reminder, leashes used to control an animal on the Association's common elements must not be longer than 6 feet. Any pet violation will result in a \$250.00 fine against the unit.

Residents must abide by the NJ Bicycle Laws; you must ride in the same direction as other cars and trucks, on the right side of the street. Also, it is becoming darker earlier and to beware and cautious of pedestrians.

JCP&L has begun smart meter installations on customers' homes and businesses throughout the service area.

Ridge Realty, the tenant in the LVW commercial space has vacated. W. Steinman moved to approve Century 21 to lease the commercial space located at 3 Buckingham Drive. C. Lupo seconded. A vote was called and all were in favor. Motion carried.

Pinnacle Federal Credit Union another tenant in the commercial space wishes to vacate. Management is seeking another tenant for the space.

The Association acquired title to LVW property, 138B Buckingham Drive on August 29, 2022. W. Steinman moved to approve the Administrative Resolution authorizing the sale of 138B Buckingham Drive, Manchester, NJ. I. Gilbert seconded. A vote was called and all were in favor. Motion carried.

With the Bocce Courts' completion, the remaining parts of the surrounding Bocce infrastructure must now be completed. The original thoughts were to construct a roof structure over the courts; however, after further discussion and cost considerations, it has been determined that with the installation design of the courts, it is no longer necessary to put a structure over the courts. At this point, the following work needs to be completed. Most of this work is now needed because the Association is no longer pursuing covering the courts. The completion will be done in two parts. Part one will be to install cement walkways on both ends and replace the deteriorated sidewalk leading to the courts, replace 12 benches and install Owens Corning "Wear deck" Board capping on the court tops to ensure maintenance-free and safe court capping.

Item	Vendor	Cost
Installation of needed Cement Work	In-House	\$5,040.00
Replace 12 Benches	Belson Outdoors	\$7,708.88
Installation of Owens Corning Wear Deck Boards	Southwest Greens	\$2,790.00
Total		\$15,538.88

Part two will include lighting, extend the existing shade structure to accommodate the two moved courts and soffit replacement. The cost to be determined pending contractors' bids received. Bids will be furnished when the courts are completed. E. Murphy moved to approve the installation of a structure over the Bocce Courts and to move forward with the installation of the needed cement work to be done in-house, bench replacement purchased from Belson Outdoors, and installation of the Owens Corning Capping by Southwest Greens for a total cost of \$15,538.88. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. W. Steinman seconded. There were question(s) from the audience and then a vote was called. All were in favor. Motion carried.

(G. Caravella) The remaining pump and motor were used last week to repair well #2 in the Friar Court section of the Village. There is currently an issue with well #7 in the Winchester Court section of the Village and there is a need to replace the pump and motor. It is currently operational with the use of an old pump and motor that was salvaged from Friar and Devonshire wells. This area has been newly seeded and will need water to thrive. These pumps and motors are currently discounted as it is the end of the season.

Vendor	Qty	Description	Sub Total	Total w/Tax
Pump Products	3	Well Motors and Pumps	\$10,412.67	\$11,102.51
W.B. Well Drilling	3	Well Motors and Pumps	\$17,727.00	\$18,901.41
SPS Industrial	3	Well Motors and Pumps	\$12,657.23	\$13,506.43

Management is requesting the purchase of three pumps and motors from Pump Products for a total cost of \$11,102.51. *S. Leslierandal moved to approve the purchase of three pumps and motors from Pump Products for a total cost with tax #11,102.51. The funds to meet this expense will be provided by account #3260 – Capital Replacement/Irrigation-Well Motors. C. Lupo seconded. A vote was called and all were in favor. Motion carried.*

(G. Caravella) **The 2023 Road Paving Project** consists of all the roads and driveways in Yorkshire and Sterling sections of the Village. Paving will also take place in Westminster 828-833 and the Right of Way, which is the road that connects the maintenance area to Huntington Drive. The asphalt driveways 19-25 on Buckingham will also be replaced. The following bids were received;

Landmark Excavation	\$638,161.95
Moderno	\$678,428.00
Johnson & Baran	\$735,340.00
Earle Asphalt Company	\$716,475.00
C.J. Hesse Inc	\$846,968.25
Garden State Paving	Did not bid
Gres Paving	Did not bid
Eosso Brothers	Did not bid
Meco Inc	Did not bid

Management is recommending to award the contract for road and driveways for the 2023 Road Paving Project to Landmark Excavation at a cost of \$638,161.95. *A.DAmato moved to contract with Landmark Excavation for the roads and driveways in the 2023 Road Paving Project for a cost of \$638,161.95. The funds to meet this expense will be provided by account #3290 – Capital Replacement/Roads. I. Gilbert seconded. A vote was called and all were in favor. Motion carried.*

(H. Height) **The hot tub at the Club Encore pool** is due for replacement. It has developed an extensive leak and is in need of complete renovation or replacement. The leak has been investigated by outside contractors and in-house staff. It has been determined the leak is likely in the main drain area and would require cutting into the bottom of the structure and completely excavating around the entire hot tub. Additionally, the hot tub is in need of new tile, skimmers, coping, main drains, and plaster. Given the extensive amount of work needed to return the hot tub to service, Management has determined the best option is to replace the hot tub with new plumbing to the pump house, new skimmers, tile, coping, and plaster. Part of the new hot tub will be stairs with a less steep profile to accommodate easier and safer access into and out of the hot tub. The following quotes were received;

Contractor	Proposed	Price
Crystal Blue Pools	Install a new hot tub and new stairs	\$85,950.00
American Pools	Install a new hot tub	\$86,050.00
Custom Pool Pros	Install a new hot tub and new stairs	\$155,000.00
Millennial Pools	Renovate existing spa as is - fix leak	\$59,500.00
Klein Brothers	Refused to bid	N/A
Fortunato Pools	Refused to bid	N/A
Premier Pools	Did not return a bid	N/A
Blue Haven Pools	Refused to bid	N/A
Swim-mor Pools	No return call	N/A
Pools by Design	Did not return a bid	N/A
Clear Choice	Refused to bid	N/A
Carlton Pools	Refused to bid	N/A
Anthony Sylvan Pools	Refused to bid	N/A

Management is recommending to contract with Crystal Blue Pools to install a new hot tub and stairs for a cost of \$85,950.00. The funds to meet 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 November 8, 2023.

J. Snyder announced that the **Manchester Township Planning Board** approved the Club Encore Structure.

I. Gilbert moved to empower Jim Snyder, the Community Manager to negotiate the Union Contract. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

There was no unfinished business.

NEW BUSINESS:

1. There was a video presentation regarding “How to use the Gate Scanner.” T-Mobile was experiencing issues with accepting the QR codes through Frontsteps. This issue has since been rectified.
2. The revisions to the “Rules Governing Clubs and Groups” were presented. There was a discussion and it was determined that the concerns brought forward will be sent back to the Community Services Committee to review. The Board will present any new revisions at the next open Board meeting.

S. Leslierandal stated that Helping Hands will accept any medical equipment that any resident no longer needs.

F. Weinstein stated there will be “Coffee with the Board” held on Saturday, October 7th from 9:00 AM to 11:00 AM in the Queen Mary room at Club Encore. There will also be a Town Hall meeting held on Wednesday, October 11th at 1:00 PM in Willow Hall.

The next open Board meeting will be held on Wednesday, November 8, 2023 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 2:46 PM.

Samantha Bowker
Administrative Assistant

Steven Leslierandal
Board Secretary

Approved: PENDING

DRAFT

Leisure Village West Association

AT MANCHESTER, NEW JERSEY

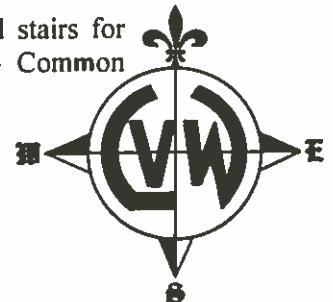
Interoffice Memorandum

To: Board of Trustees
From: Howard Height
Date: September 25, 2023
Re: Encore Pool – Replace Hot Tub

The Hot Tub at Encore Pool is due for replacement. It has developed an extensive leak and is in need of complete renovation or replacement. We have had the leak investigated by outside contractors and by in-house staff. It has been determined the leak is likely in the main drain area and would require cutting into the bottom of the structure and completely excavating around the entire Hot Tub. Additionally, the Hot Tub is in need of new tile, skimmers, coping, main drains, and plaster. Given the extensive amount of work needed to return the Hot Tub to service, we have determined the best option is to replace the Hot Tub with new plumbing to the pump house, new skimmers, tile, coping, and plaster. Part of the new Hot Tub will be stairs with a less step profile to accommodate easier and safer access into and out of the Hot Tub.

Contractor	proposed	Price
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Klein Brothers	Refused to bid	n/a
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Premier Pools	Did not return bid	n/a
Blue Haven Pools	Refused to bid	n/a
Swim-mor Pools	No return call	n/a
Pools by design	Did not return bid	n/a
Clear Choice	Refused to bid	n/a
Carlton Pools	Refused to bid	n/a
Anthony Sylvan Pools	Refused to bid	n/a

We recommend we contract with Crystal Blue Pools to install a new Hot Tub and stairs for \$85,950.00. This expense will be charged to GL# 3230 Capital Replacement – Common Buildings



**LEISURE VILLAGE WEST
RULES GOVERNING CLUBS AND GROUPS**

9/14/23

The Recreation Director must officially recognize a Club/Group to be entitled to reserve rooms and equipment for meetings and other events, use the parking lot for bus trips, publicize events in the Leisure Village West News, FRONTSTEPS, Creeper and bulletin boards. These are the rules for obtaining official recognition and functioning as a recognized Club/Group in Leisure Village West.

1. **Application:** Application forms for recognition shall be submitted to the Recreation Director. Each application must state the purpose, value, and type of Club/Group and affirm that no other Club/Group of the same kind presently exists. Upon review and recommendation by the Community Services Committee, the Recreation Director will grant or deny the application.
2. **Qualification for Membership:** Only residents of Leisure Village West shall be entitled to be members of any Club/Group.
3. **Clubs:** Clubs provide bylaws that constitute rules to be followed by its members, including four or more officers including a Treasurer. May run traditional fundraisers/special events and out-of-village trips. May conduct open and closed meetings at their discretion. May invite guest speakers/entertainers subject to LVW's general rules and policies. Non-residents are only permitted to attend a Special Event or Fundraiser when an admission fee is charged.
 - i. Clubs shall be entitled to one scheduled primary meeting date per month. Clubs with a stated goal of conducting weekly meetings may conduct up to three additional meetings per month following the rules governing their organization. The number of weekly meetings may be reduced if and when demand exceeds available space.
 - ii. Clubs shall submit a list of current officers and an annual calendar of regularly scheduled primary meeting dates, Board meeting dates, and fundraiser/special events for the calendar year. Fundraisers must be identified when submitting the annual calendar. Requests must be approved by the Recreation Director and will be based on the availability of the facilities. Annual calendars should be submitted no later than December 1, to be included on the calendar for the following year. (Forms are available at the Recreation Office and on FRONTSTEPS.)
 - iii. Clubs wishing to use the facilities for Special Events/Fundraisers will be limited to four (4) events per year, two (2) on their scheduled meeting date and two (2) on alternate dates based on availability. A Special Event/Fundraiser is one in which admission is charged or a donation is requested, such as, but not limited to, dances, picnics, card parties, fashion shows, musical venues, out-of-village luncheons, dinners, and trips. The Dance Club may hold four (4) Open Dances/Fundraiser Events with non-resident guests and six (6) Social Dances with residents only.
 - iv. Clubs must schedule out-of-village trips with the Recreation Department before making a firm commitment with a bus company. Trips are limited to (4) four per year two (2) of which may be multi-day trips. The Travel Club is exempt from this rule and

is permitted to conduct a reasonable number of multi-day trips as approved by the Recreation Director. The bus company must provide a Certificate of Insurance which the club will submit to the Recreation Department before the trip's departure. Clubs are not permitted to conduct Casino trips. Casino trips are under the jurisdiction of the Recreation Department.

- v. Each Club is required to be aware of the applicable legal, tax, and community-specific requirements that the Club complies with such requirements. Each Club should consult with legal and tax counsel, as it deems appropriate. Clubs that meet monthly are required to give a quarterly financial report at the business portion of the meeting. Clubs that meet less frequently will be required to give a financial report as close as possible to a fiscal quarter. Financial reports should not be posted on social media.
 - vi. The Club's bylaws will include provisions for the distribution of the treasury should the Club disband. The provision must include that not less than fifty percent (50%) of the distribution be appropriated back to the Recreation Department. National Organizations are exempt.
 - vii. Clubs must obtain a Social Affair Permit whenever alcohol is to be served at a Club function. This includes beer and wine. Permits are obtained from the Township and then forwarded to the State for approval. The approval process may take several months. B.Y.O.B. is permitted at club functions and may be advertised as such.
 - viii. All Clubs are required to have a State Registration Certificate ID and Township License when holding a 50/50, gift raffle or lottery ticket raffle. The State will issue a Registration Certificate ID# for a nominal cost to the Club. The Registration Certificate number is valid for two years. Once the Registration Certificate ID# is received, the Club should apply for an annual license through Manchester Township. The Township requires Clubs to list the dates of all 50/50 raffles. Clubs may apply separately for any special raffle event. The Club's raffle license must be clearly displayed during all raffle sales. A copy of the raffle license must be filed with the Recreation Department.
4. **Groups:** Must declare specific goals, a common interest, or a mutual desire to share knowledge.
- i. Groups may not collect dues or have any other financial transactions.
 - ii. Provide simple bylaws or a document that constitutes rules to be followed by participants.
 - iii. Provide one or more contact persons.
 - iv. Meeting space will be provided based on the number of participants and the availability of facilities.
 - v. Fundraising and raffle events are not permitted.

5. General Rules:

Advertising flyers for display in plastic wall bins shall be limited to 8 1/2" x 11." Posters used at ticket sales conducted in lobbies shall not exceed 16" x 20." Approval by Recreation Department shall be obtained before posting. Ticket sales in the lobby must be preapproved by the Recreation Director and the Club in session on the day of the sale.

All LVW audio/visual equipment must be operated by a person certified as qualified by the Recreation Department, Video training on audio/visual equipment will be made available. At least one member from each club should be certified in A/V operations. . If a Club/Group cannot provide a certified operator, the equipment will not be made available. All equipment must be returned in the condition it was received. The Club/Group shall be responsible for the cost of repairs. The above shall be strictly adhered to or future use will be denied.

The Recreation Director will be responsible for scheduling the use of buildings, rooms, patios, and equipment. **All schedules are subject to change based on space availability.** Kitchen use will be limited to meeting dates and scheduled special events. It is the responsibility of the Club/Group to ensure the facilities are left clean and in good condition following their meeting/event. If a private caterer is used, a Certificate of Insurance for the vendor must be received by the Recreation Director no later than 7 days before the event.

Association and Recreation sponsored events shall have priority for all room reservations and dates. Clubs' and Groups' approvals shall then be subject to the following hierarchy: Clubs will always have priority, followed by groups.

Club and Group articles in the LVW News magazine will be based on available space and first, come status in accordance with the previously stated hierarchy. Creeper Channel notices are subject to the existing rules in accordance with the Recreation Department's established procedures. Clubs and groups are encouraged to advertise on FRONTSTEPS. **No Club or Group is to place articles in outside publications that reference any upcoming or future events.**

In the event there is a conflict between Clubs/Groups with no mutual resolution, the matter shall then be referred to the Recreation Director and the Community Services Committee to review the matter. The Director and the Community Services Committee shall conduct a hearing with the disputants to resolve the dispute. In the event of an impasse, the Recreation Director shall communicate the final disposition.

If a Club/Group does not comply with these rules, they will forfeit their right to function in Leisure Village West and all privileges shall be revoked.

If there is a conflict between these rules and any Club's governing documents, these rules shall prevail.

DISCLAIMER: The Leisure Village West Association, Inc. does not review, oversee, maintain, manage, insure, protect, or guarantee the finances of any organization. Full responsibility for the management of all Club and/or Group funds lies with the individual club or group and its officers.

Furthermore, Leisure Village West Association, Inc. does not plan, supervise or endorse any Club activities or events and is not responsible for any damage or injury of any kind that occurs at or results from any Club activities or events. Any person who participates in any Club activity or event does so at his or her own risk.

Adopted by BOT: July 5, 2000
Revised: July 3, 2002
Revised: July 18, 2007
Revised: April 7, 2010
Revised: June 5, 2013
Revised: November 5, 2014
Revised: July 19, 2017
Revised: December 5, 2018
Revised: May 1, 2019
Revised: January 6, 2021
Revised: August 4, 2021
Revised: PENDING

Leisure Village West Association

AT MANCHESTER, NEW JERSEY

RESOLUTION

ELECTION SIGNS

WHEREAS, the Leisure Village West Association Board of Trustees pursuant to Article VI, Section 1. A, of the Bylaws is empowered to exercise all operation, maintenance, cleaning, sanitation, upkeep, and protection of the buildings in each condominium and their general and limited common elements.

WHEREAS, the Association desires and intends to adopt reasonable restrictions governing the installation, dimensions, and use of election signs in the best interests of the Community and consistent with Federal and State law,

NOW, THEREFORE, the Association adopts the following restrictions and regulations for the Community, hereinafter referred to as the "Rules," which shall be binding upon all owners and their grantees, lessees, tenants, occupants, successors, heirs, and assigns who currently or in the future may possess an interest in the Community, and which shall supersede any previously adopted rules on the same subject matter. These rules are adopted by the Board of Trustees of Leisure Village West Association on the day of June 7, 2023.

- 1) Unit owners may post election signage for National, New Jersey State, and Local Governmental, and Trustee elections within the confines of their unit for the time period defined.
- 2) Definitions:
 - (a) Owner--any association unit owner. For the purpose of this rule only, "owner" includes a tenant who has the permission of the unit owner to install an election sign.
 - (b) Exclusive-use area--limited common area in which the owner has a direct or indirect ownership interest and that is designed for the exclusive use of the owner as defined in the Master Deed association document that is next to the owner's unit.
 - (b) Open seat - the number of seats to be filled on the Board of Trustees.



3) Installation

(a) Size and Type

- (i) Dimensions shall be no greater than 24-inches in width and 18-inches in height. Only non-illuminated signs may be installed, and no additional lighting may be added.

(b) Number of Signs

- (i) For any elections other than Trustee elections of LVW, no more than two signs may be DISPLAYED by the owner at the unit.
- (ii) For elections of Trustees of LVW only, no more than one election sign per "Open Seat" may be DISPLAYED by the owner at the unit.

(c) Location

- (i) For any election other than Trustee elections of LVW, ~~no~~ more than two election signs may be installed by the owner at the unit. These may include two in windows or two in the five-foot area, two on the door of a vehicle parked in the driveway, or a combination of signs in a window, the five-foot area, and on a door on a car parked in the driveway.
- ~~(i)~~(ii) For elections of Trustees of LVW ONLY, no more than one election sign per open seat may be installed by the owner at the unit. These are to include any combination of signs in a window, the five-foot area, and a car parked in the driveway equal to the number of open seats.
- ~~(ii)~~(iii) Signs must not encroach upon any common elements of any other owner's individual unit or limited common element, or the air space of another owner's limited common element.
- ~~(iii)~~(iv) Signs must be secured so they do not jeopardize the soundness or safety of any structure or the safety of any person at or near the sign.
- ~~(iv)~~(v) There shall be no penetrations or attachment to exterior surfaces of the unit or building.
- ~~(v)~~(vi) Signs placed on vehicles must adhere to New Jersey motor vehicle regulations prohibiting signage on front or side windshields or that obstructs a clear view of traffic following or on the sides of a vehicle (NJ Rev Stat 39 § 3-74 (2013)).
- ~~(vi)~~(vii) Vehicles with election signage may be parked in lots near common elements while owners are using the amenities. They are subject to all other LVWA parking regulations.

(d) Duration

- (i) Signs in windows, the five-foot area and on vehicles may be posted 45 days prior to the election date and must be removed within 7 days after election date.

4) Enforcement

- (a) If these rules are violated, the Association may bring action for the violation of these rules. If the violation is not corrected within a reasonable length of time, additional fines of \$20 per day will be imposed for each day that the violation continues. To the extent permitted by law and/or the governing documents, the Association shall be entitled to reasonable attorney fees, costs and expenses incurred in the enforcement of this policy.

Secretary

Voted and Approved: February 11, 2015

Amended: October 7, 2020

Amended: June 7, 2023

Amended: PENDING

LEISURE VILLAGE WEST ASSOCIATION
SOLAR DATA - FYE 9/30/23

	Oct-22	Nov-22	Dec-22	Jan-23	Feb-23	Mar-23	Apr-23	May-23	Jun-23	Jul-23	Aug-23	Sep-23	Total Inc/(Exp)	Annual Budget	Variance YTD	Avg \$/TREC Sales - this FY
WILLOW HALL - Lease dates 2021-2028																
GL 7020																
JCP&L Payments	(270.30)	(537.23)	(1,156.76)	(1,120.70)	(452.88)	(831.46)	(394.85)	(537.41)	(439.20)	(6,021.16)						
Lease Payments	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(3,516.28)	(42,195.36)			
TREC Sales	1,672.00	760.00	2,888.00	912.00	760.00	608.00	608.00	760.00	1,368.00	1,368.00	1,976.00		13,680.00			
Subtotal	(1,844.28)	(3,026.58)	(1,165.51)	(3,761.04)	(3,876.98)	(3,361.16)	(3,188.65)	(2,756.28)	(2,979.74)	(2,543.13)	(2,077.69)	(3,955.48)	\$(34,536.52)	\$25,000.00	\$(9,536.52)	\$ 1,140.00
ENCORE - Lease dates 2019-2026																
GL 7030																
JCP&L Payments	(2,685.31)	(1,151.14)	(1,537.96)	(2,422.38)	(1,126.67)	(722.93)	(482.63)	(1,144.39)	(2,127.85)	(2,018.69)	(3,036.04)	(3,036.04)	(19,078.54)			
Lease Payments	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(3,036.04)	(36,432.48)			
SREC Sales	3,646.50	2,788.50	2,145.00	1,515.50	1,299.00	1,082.50	1,948.50	2,562.00	3,217.50	3,942.50	3,256.00	3,442.50	30,846.00			
Subtotal	(2,074.85)	(1,398.68)	(2,429.00)	(3,942.92)	(3,747.98)	(3,601.19)	(2,214.21)	(1,196.97)	(301.17)	(237.93)	(1,907.89)	(1,612.23)	\$(24,665.02)	\$35,000.00	\$ 10,334.98	\$ 2,570.50
MAINTENANCE - Lease dates 2017-2024																
GL 7040																
JCP&L Payments	(348.40)	(584.62)	(829.12)	(983.75)	(851.39)	(850.12)	(507.96)	(219.59)	(347.77)	(275.71)	(633.21)	(589.93)	(7,021.57)			
Lease Payments	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(1,872.80)	(22,473.60)			
SREC Sales	2,359.50	1,930.50	1,501.50	866.00	1,082.50	649.50	1,082.50	1,921.50	1,930.50	2,697.50	2,035.00	2,430.00	20,486.50			
Subtotal	138.30	(526.92)	(1,200.42)	(1,990.55)	(1,641.69)	(2,073.42)	(1,298.26)	(170.89)	(290.07)	548.99	(471.01)	(32.73)	\$(9,008.67)	\$ 3,500.00	\$(5,508.67)	\$ 1,707.21
ASSOCIATION - Lease dates 2019-2026																
GL 7050																
JCP&L Payments	(593.23)	(630.79)	(802.09)	(625.48)	(444.18)	(482.49)	(447.64)	(543.09)	(425.52)	(594.92)	(591.09)	(488.64)	(6,669.16)			
Lease Payments	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(366.72)	(4,400.64)			
SREC Sales	214.50	214.50	214.50	216.50	216.50	216.50	216.50	216.50	429.00	207.50	203.50	202.50	2,121.00			
Subtotal	(959.95)	(783.01)	(954.31)	(775.70)	(810.90)	(632.71)	(597.86)	(909.81)	(363.24)	(754.14)	(754.31)	(652.86)	\$(8,948.80)	\$ 4,000.00	\$(4,948.80)	\$ 176.75
LEISURE FAIR - Lease dates 2021-2028																
GL 7060																
JCP&L Payments	(309.03)	(393.07)	(579.76)	(601.88)	(387.99)	(232.67)	(165.06)	(205.62)	(243.95)	(636.09)	(431.62)	(243.59)	(4,430.33)			
Lease Payments	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(771.87)	(9,262.44)			
TREC Sales	760.00	608.00	608.00	456.00	304.00	304.00	152.00	456.00	456.00	608.00	760.00		5,472.00			
Subtotal	(320.90)	(556.94)	(743.63)	(917.75)	(855.86)	(700.54)	(784.93)	(521.49)	(559.82)	(799.96)	(443.49)	(1,015.46)	\$(8,220.77)	\$ 5,500.00	\$(2,720.77)	\$ 456.00
GRAND TOTAL	\$(5,061.68)	\$(6,292.13)	\$(6,492.87)	\$(11,387.96)	\$(10,933.41)	\$(10,369.02)	\$(8,083.91)	\$(5,555.44)	\$(4,494.04)	\$(3,786.17)	\$(5,654.39)	\$(7,268.76)	\$(85,379.78)	\$73,000.00	\$(12,379.78)	

TREC sales for Sept 2023 are delayed - the Solar Incentives NJ Program Administrator evaluated the invoicing process with the NJ Electric Distribution Companies and has adopted a new process to achieve cost control for all utility customers and to be compliant with the current Solar Incentives NJ payment process. The new process will require them more time to administer, resulting in an additional 20 days' processing time for payments, thus the Sept payments will be delayed until October 5, 2023.

Budget for FYE 9/30/21 was \$113,200
Budget for FYE 9/30/22 was \$80,400