

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

The Board announced new Trustee, Michael (Mark) Blank for 2022-2023. This fills the vacated seat on the Board from September 7, 2022.

**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: Community Manager - Jim Snyder, Accounting Administrator - Michelle Lampard and Recreation Director - Mary Lighthipe.

ITEMS VOTED ON: *(continued in Community Manager's Report and Unfinished Business)*

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

T. Hardman moved to approve the August 31, 2022 Annual Meeting of Members minutes. J. Carmody seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

T. Hardman moved to approve the September 7, 2022 minutes. J. Carmody seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

J. Carmody moved to approve Resolution regarding End of Support of R-22 Based HVAC Equipment. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

W. Steinman moved to release funds for year one of the common area lighting project not to exceed \$50,456.00. 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.

F. Weinstein moved to approve the expense of \$1,550.76 for the water allocation permit to the DEP. This expense will be provided by account #3260 - Capital Replacement/Irrigation-Well Motors. T. Hardman seconded. There was a brief explanation 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.

*The Board announced their approval of Barbara Owens as Chairperson to the Architectural Committee. The Board also approved Al Weiner and John Kovar as new members to the Architectural Committee.*

J. Carmody, Trustee Liaison, gave a report for the Community Services Committee.

*The Board approved Pat Tracy and Ann Koller as new members of the Welcome Committee.*

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

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

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

COMMUNITY MANAGER'S REPORT: (J. Snyder)

Residents are reminded to be cautious and vigilant this time of year while driving in the Village. Residents are also reminded to remove their garden hoses. He mentioned that electric units should have a CO detector. He also mentioned a scam regarding Rutgers. There is a need to replace the Heating and Air Conditioning system at the 70 Gate House. The current system is a wall mounted packaged terminal air conditioner (PTAC). Management is proposing replacing it with a direct replacement from the manufacturer of the original equipment. They only received one quote.

| <u>Equipment/Vendor</u> | <u>Brand/Model</u>              | <u>Price</u> |
|-------------------------|---------------------------------|--------------|
| Entek Systems           | Islandaie Model EZ12A2GSP1S44AB | \$2,201.81   |

Management is recommending purchasing the above equipment from Entek Systems for \$2,201.81. *J. Carmody moved to approve the purchase of a Islandaie, Model EZ12A2GSP1S44AB from Entek Systems for a total cost of \$2,201.81. 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.* There is also a need to replace the Brine Maker. This piece of equipment was purchased in 2014 with a brine sprayer. The sprayer is still fully functional, but the Brine Maker will not make it through the Winter as the salt has completely rotted out the outer frame and pump. The current Brine Maker takes one hour to make 200 gallons of brine and needs to be constantly stirred. The new Brine Maker will make 425 gallons in 30 minutes, and the pump is made from polypropylene which will never rust. Below are quotes received;

| <u>Vendor</u>       | <u>Description</u>      | <u>Total</u> |
|---------------------|-------------------------|--------------|
| Deicing Depot       | Brine Maker 425 Gallons | \$9,590.91   |
| Chemical Labs       | Brine Maker 425 Gallons | \$19,027.23  |
| Chemical Containers | Brine Maker 425 Gallons | \$22,184.39  |

The quotes received from Chemical Labs and Chemical Containers are drastically higher because buying directly from the manufacturer, Deicing Depot avoids retail pricing. Management is recommending to purchase a 425-gallon gas Brine Maker for a total cost of \$9,590.91. This expense will be provided by account #3150 – Equipment Replacement. The Board will vote on this at the next open Board meeting on November 2, 2022.

UNFINISHED BUSINESS:

1. The Board has requested Management to move forward with seeking professional services for the Encore Patio concept and design. These services consist of engineering and architectural services. Management met with FWH Associates PA and discussed what is needed to move forward with preparing the design and specifications for the Encore Patio structure. These services are required before moving forward with accepting, approving, and then sending out a request for proposal (RFP) for the construction of the approved concept. All ideas brought forth are being considered, and the final design and plan will be chosen with all input taken into consideration. With the recommendation from Management, *E. Murphy moved to contract with*



*FWH Associates PA to prepare and approved structure design along with submitting the required engineering and architectural plans and services for a total cost of \$6,000.00. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. J. Carmody seconded. There was no discussion and a vote was called. All were in favor. Motion carried.*

2. The Board is seeking members for the Technology Ad-Hoc Committee which will be tasked to review the gate entry system for residents. Anyone interested in becoming a member may send their letter of intent, emailed to Association@lvwa.net.

M. Lampard gave a report on Solar for the common buildings.

There was no new business.

The next open Board meeting will be held on Wednesday, November 2, 2022 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 1:44 PM.

  
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Samantha Bowker  
Administrative Assistant

  
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Tom Hardman  
Board Secretary

Approved: November 2, 2022