

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, OCTOBER 6, 2021 at 1:00 PM WILLOW HALL

- **Pledge of Allegiance**
- **CALL TO ORDER**
- **ROLL CALL**

APPEARANCES: Fran McGovern from McGovern Legal Services

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the August 31, 2021 minutes.
3. Motion to approve the September 1, 2021 minutes.
4. Motion to approve the purchase of the Avant Auger, Trencher, BECX Weed Brush Edger from Ace Outdoor Power 3 for a cost of \$24,049.47. This expense will be provided by account #3150 - Property Fund-Replacements. The unaudited balance for this account as of \$901,201.52
5. Motion to approve the purchase of the Kubota MX5400 from Highway Equipment Company for a total cost of \$39,738.04. This expense will be provided by account #3150 - Property Fund-Replacements.
6. Motion to approve the addendum for the Pinnacle lease.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS

Architectural Committee	(Ed Traeger)
<i>Approve new member</i>	
Community Services Committee	(Mary Lou Doner)
<i>New Chairperson - Michael Morizio, Approve new member</i>	
Finance Committee	(Mary Lou Doner)
Administration Committee	(Judith Langreich)

II. RECREATION REPORT

III. COMMUNITY MANAGER'S REPORT

UNFINISHED BUSINESS

1. New Policy Resolution for Committee Membership.

NEW BUSINESS

1. Revisions to Recycling and Bingo Club Bylaws
2. Revisions to Specification 1_5, "Expanding or Replacing Existing Patios - Greenery Models"
3. Master Deed Amendment - "Capital Expenditures"

The next open Board meeting will be held on November 3, 2021 at 7:00 PM in the Auditorium at Willow Hall.

- **ADJOURN OPEN MEETING**

POSTED: September 29, 2021

AGENDA

LVWA BOARD OF TRUSTEE MEETING
WEDNESDAY, OCTOBER 6, 2021 at 1:00 PM
WILLOW HALL

VOLUNTEER RECOGNITION

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 Service Manager and, if necessary, the Community Manager.

LEISURE VILLAGE WEST
ANNUAL MEETING OF MEMBERS

AUGUST 31, 2021
WILLOW HALL

The meeting convened at approximately 1:00 PM with the Pledge of Allegiance.

Present were Board members: Louis Maiocco and Joyce Carmody. Also present were Community Manager – Joseph Schultz and Accounting Administrator – Michelle O'Connor.

L. Maiocco, BOT Official gave welcome remarks and explained the purpose of the meeting.

Chairperson of the Election Committee, Carolyn Thompson gave residents one last opportunity to submit a ballot or change a vote. She then closed the polls and confirmed that quorum had been reached. The meeting was then suspended so that the Election Committee could open, scan, batch and tally the votes submitted by the residents. The meeting was streamed live on FIOS channel 974 and observers were welcomed in Willow Hall.

Chairperson, C. Thompson, read the final results of the 2021-2022 Trustee Election as follows:

Al DAmato	633
Paula Escudero	261
Bella Gilbert	343
Harvey Klein	173
Charles T. Lupo	652.5
Linda Miller	340
Sal Tozzi	456.5
Fay Weinstein	660

The new Trustees for the 2021-2022 year are Fay Weinstein with a three-year term, Charles T. Lupo with a three-year term and Al DAmato with a two-year term.

The meeting ended at approximately 4:39 PM

Samantha Bowker
Administrative Assistant

Tom Hardman
Board Secretary

Approved: PENDING

The meeting was called to order at 1:00 PM by Trustee, Louis Maiocco with the Pledge of Allegiance.

PRESENT: Trustees: Louis Maiocco, Fay Weinstein, Al DAmato, Joyce Carmody, Eugene Murphy (via telephone), Thomas Hardman and Charles Lupo.

Management Staff: Community Manager – Joseph Schultz, Service Manager – Jim Snyder, Accounting Administrator – Michelle O'Connor and Recreation Director – Mary Lighthipe.

Carolyn Thompson, Election Committee Chair, performed the official swearing in of Fay Weinstein and Charles Lupo for a term of (3) years, and Al DAmato for a term of (2) years, filling the vacancy. The Election results were provided.

FIRST ORDER OF BUSINESS:

S. Bowker, Administrative Assistant stated the procedures for the 2021-2022 Election of Officers. The voting for President, Vice President, Treasurer and Secretary took place and the results are as follows:

Reorganization of officers for 2021-2022 year:

Charles Lupo	President
Joyce Carmody	Vice President
Eugene Murphy	Treasurer
Thomas Hardman	Secretary
Fay Weinstein	Trustee
Louis Maiocco	Trustee
Al DAmato	Trustee

Liaison Assignments were assigned as follows:

Administration Committee	Joyce Carmody
Architectural Committee	Thomas Hardman
Community Services Committee	Fay Weinstein
Finance Committee	Eugene Murphy

ITEMS VOTED ON:

J. Carmody moved to waive the reading of the minutes. L. Maiocco seconded. All were in favor. Motion carried.

J. Carmody moved to approve the August 4, 2021 minutes. T. Hardman seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

T. Hardman moved to approve the revisions to the Open House Policy. A.DAmato seconded. There was no discussion and a vote was taken. 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. *The Board announced the approval of Valentine Clarke and Joseph Ercolino as members to the Welcome Committee.*

There was no report for the Finance Committee.

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

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

COMMUNITY MANAGER'S REPORT: (J. Schultz and J. Snyder)

Residents may experience trouble when applying for a mortgage or refinancing a unit due to a pending litigation with LVW. Willow pool will remain open thru September 30th from 11:00 AM to 6:00 PM on weekdays and 10:00 AM to 6:00 PM on weekends. Acquacizers will be extended for another two weeks. Residents are asked to follow the rules, there will be no lifeguards or attendants on duty. The Board has been made aware of a petition that is circulating to keep the Club Encore pool open. The petition process was explained. An update on the following projects were provided; Club Encore renovations and Willow Hall Fitness Center which will open on Wednesday, September 8th at 10:00 AM. Bulk pick-up will begin on Wednesday, September 15th which is a week-long process and pickup is according to materials. Last year, the Association purchased the Avant 600 series articulating loader with a snow thrower for the main sidewalks and a snow bucket for clearing driveways. At the time of approval to purchase the many attachment options available for this piece of equipment were discussed. The first two attachments, the Auger and Trencher would be essential for the pending Community Lighting project along with our Grounds maintenance and resident tree planting program. The Edger would be able to do all the main sidewalks and curb line with one operator. Management is now requesting the purchase of the following attachments;

Avant Auger with 12, 18, 24-inch bits	\$5,352.58
Trencher with 6-inch combo chain	\$4,904.75
BECX Weed Brush Edger	\$13,292.14
Possible Import Duty Fees for BECX	\$500.00
Total with tax and shipping	\$24,049.47

It is the recommendation to purchase the Avant Auger, Trencher, BECX Weed Brush Edger for a total cost of \$24,049.47. This expense will be provided by account #3150 – Equipment Replacement. The Board will vote on this at the next open Board meeting on October 6, 2021.

Management has a need to replace the 2006 L3310 Kubota tractor which is fully funded as of January 2021. The tractor is needed for the Fall seeding program and is currently not operational as it has major issues with the transmission and gear box. In order to complete the seeding program, Management had to rent a Kubota MX5400 for a monthly cost of \$3,220.00. This tractor has a fully enclosed cab and would be able to do snow removal which would save \$5,523.00 on a rental of an additional loader in the Winter.

Highway Equipment Company is willing to let the Association use the monthly rent of \$3,220.00 towards the purchase of the 2020 MX5400 tractor. The first month's rental expires September 14th. They are willing to take this as a down payment and let the Association continue using this piece of equipment until a check is cut to purchase the tractor. The following are bids received;

VENDOR	EQUIPMENT	PRICE	TAX	TOTAL
Highway Equipment Co	2020 Kubota 5400 (50hrs)	\$37,529.91	\$2,699.69	\$40,229.60
Rosseel's Woods	2020 Kubota 5400 (170Hrs)	\$42,500.00	\$2,815.63	\$45,315.63
Highway Equipment Co	2021 Kubota 5400	\$42,000.00	\$2,782.50	\$44,782.50
Cherry Valley	2021 Kubota MX60	\$42,740.00	\$2,831.53	\$45,571.53

Management is recommending to purchase the Kubota MX5400 from Highway Equipment Company for a total cost of \$40,229.60. This expense will be provided by account #3150 – Equipment Replacement. The Board will vote on this at the next open Board meeting on October 6, 2021. An update on the seeding program was provided.

UNFINISHED BUSINESS:

1. The new Policy Resolution for Committee Membership will be reviewed/discussed by the new Board and represented at the next open Board meeting on October 6, 2021.
2. A one call was sent out on August 27th stating that "Effective Monday, August 30th, Willow Hall and Leisure Fair buildings will be open for resident access. Masks will be required for all indoor activities. Access is for residents only; no guests are permitted at this time. Space is limited as Encore remains closed; check with the Recreation Department for reservations." Clubs may resume' as long a there is compliance.

There was no new business.

The next open Board meeting will be held on Wednesday, October 6, 2021 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 1:52 PM.

Samantha Bowker
Administrative Assistant

Tom Hardman
Board Secretary

Approved: PENDING

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees

From: Gene Caravella

Date: July 9, 2021

Re: Avant attachments

Last year, we purchased the Avant 600 series articulating loader with a Snow Thrower for our main sidewalks and a Snow Bucket for clearing driveways. At the time of the approval to purchase we discussed the many attachment options available for this piece of equipment. We are now requesting the purchase of the following attachments.

Avant Auger with 12 ,18, 24-inch bits	\$ 5,352.58
Trencher with 6-inch combo chain	\$ 4,904.75
BECX Weed Brush Edger	\$13,292.14
Possible Import Duty Fees for BECX	\$ 500.00
Total with tax and shipping	\$24,049.47

The first two attachments, the Auger and Trencher would be essential for our pending Community Lighting project along with our Grounds Maintenance and Resident tree planting program. These two attachments were Demoad with great results.

The Edger would be able to do all of our main sidewalks and curb line with one operator.

It is our recommendation to purchase the Avant Auger, Trencher, BECX Weed Brush Edger from Ace Outdoor Power 3 at a cost of \$24,049.47. This expense will be charged to GL # 3150 Equipment Replacement



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

Interoffice Memorandum

To: Board of Trustees

From: Gene Caravella

Date: July 31, 2021

Re: Kubota L3310 Tractor Replacement

We have a need to replace our 2006 L3310 Kubota tractor which is fully funded as of January 2021. This tractor is needed for our fall seeding program and is currently not operational as it has major issues with the transmission and gear box. In order to complete our seeding program, we had to rent a Kubota MX5400 for a monthly cost of \$3,220.00. This tractor has a fully enclosed cab and would be able to do snow removal which would save us \$5,523.00 on the rental of an additional loader in the winter. Highway Equipment Company is willing to let us use the monthly rental fee to put it towards the purchase of the 2020 MX5400 tractor. It is in excellent condition with a total of 52 running hours on it, compared to our current tractor which has 3,250 hours. They will also give us the full warranty as a new tractor. I have also included bids on a new tractor and a bid on a used tractor of the same model with over three times as many hours with shipping not included in the final price.

VENDOR	EQUIPMENT	PRICE	TAX	TOTAL
HIGHWAY EQUIPMENT CO	2020 KUBOTA 5400 50 HRS	\$37,529.91	\$2,699.69	\$39,738.04
ROSSEEL'S WOODS	2020 KUBOTA 5400 170 HRS	\$42,500.00	\$2,815.63	\$45,315.63
HIGHWAY EQUIPMENT SO	2021 KUBOTA 5400	\$42,000.00	\$2,782.50	\$44,782.50
CHERRY VALLEY	2021 KUBOTA MX60	\$42,740.00	\$2,831.53	\$45,571.53

It is our recommendation to purchase the Kubota MX5400 for a total cost of \$39,738.04. This expense will be charged to GL # 3150 Equipment Replacement



Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

RESOLUTION

COMMITTEE MEMBERSHIP

WHEREAS, the Leisure Village West Association Board of Trustees pursuant to Article VI Section 1, R, of the Bylaws, which permits the Board of Trustees to adopt, amend and publish rules and regulations for the conduct of Trustees and members of any Committees appointed by the Board.

WHEREAS, the Association desires and intends to adopt reasonable limitations on the number of Committees on which individual members may serve concurrently to promote diversity and cultivate new viewpoints.

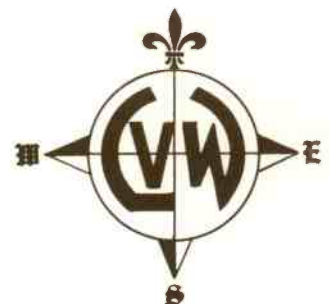
WHEREAS, the Association further intends to eliminate members of standing committees from participation in ADR, eliminating policy contributors to the role of mediators to further detach agents of the Board from the mediation process.

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 [TBD] and will be enforced within 180 days from the execution of this resolution.

- 1) Moving forward no standing committee (Architectural, Finance, Administration, Community Services) member may apply to be a mediator on ADR. Hence, new applicants to ADR may not serve on the aforementioned committees and serve as an ADR mediator.
- 2) All Unit Owners and Co-Owners in good standing are limited to serve on two committees concurrently.
- 3) Serving on the Election Committee shall be exempt from this rule.

Secretary

Approved: PENDING



THE LEISURE VILLAGE WEST

RECYCLING CLUB

BYLAWS

BYLAWS

ARTICLE I

NAME

Section 1:

The name of this organization shall be:

The Leisure Village West Recycling Club.

ARTICLE II

PURPOSES

Section 1:

The purpose of The Leisure Village West Recycling Club is as follows:

- a. To promulgate and promote the collection of old newspaper, magazines and other recyclable paper products in the village.
- b. To form a cadre of volunteers that will offer their services on collection days and at other times when needed. To promote good fellowship among the volunteers and to the residents of the village.
- c. To disseminate communications to the village as to when collection days and dates are established for the collection of the above materials.
- d. To purchase or finance project items, using the proceeds from the collections, that will benefit the general welfare of the residents and the environment in Leisure Village West. Only projects, improvements, large purchases proposed by the Executive Board of the Recycling Club or the LVW Board of Trustees will be paid for from these funds with the approval of the executive board of the Recycling Club. The funds to be approved for acceptance at an open meeting of the Leisure Village West Board of Trustees. The LVW Board of Trustees shall retain the right to distribute these funds. **In the event, the Board of Trustees decides on a proposed project or purchase, the Executive Board of the Recycling Club will have the right to review proposed purchase or project prior to any open presentation or approval.**

ARTICLE III

OFFICERS

Section 1:

The elected officer of the club shall consist of the following:

- 1 President
- 1 Assistant President**
- 1 First Vice-President
- 1 Secretary
- 1 Assistant Secretary

Section 2:

The elected officers shall perform their duties as prescribed in these Bylaws and by the parliamentary authority adopted by the club.

No spouse and/or partner of any unit may serve on the executive board simultaneously.

ARTICLE IV

DUTIES OF THE OFFICERS

Section 1:

The **President** shall be the chief executive officer of the club, and shall preside at all meetings of the membership and the Executive Board. The President shall perform such other duties as are prescribed in the Bylaws and by the parliamentary authority adopted by the club.

Section 2:

The Assistant President, in the absence of the President, presides and performs the duties of the president and shall, in general, aid the President in his/her duties.

Section 3:

Should the Assistant President, not be available, the Vice President will preside and perform the duties of the President and shall, in general, aid the President in his/her duties.

The Officers shall act as recruiting managers for the club.

ARTICLE V

GENERAL AND SPECIAL MEETINGS

Section 1:

Annual Meeting

The Annual meeting shall be held in September each year and will take the form of a luncheon at which time the officers of the Executive Board will be elected for the following year. Expenses are to be paid from Club funds.

Three (3) months prior to the luncheon, the President will appoint a Nominations Chairperson and a Luncheon Chairperson.

The Nomination Chairperson and his committee will propose a slate of officers for the following year and make nomination forms available during the drives,

The Luncheon Chairperson who will arrange for the luncheon, reports to the president who in turn reports the cost to the Board of Trustees for their approval. Following the luncheon, the Nominations and Luncheon Chairpersons will relinquish their appointments

The attendance at the luncheon shall include:

- Volunteers of the Club who have participated in the drives are invited to attend the luncheon, **as well as alumni volunteers.**

Not less than **Fifteen (15) members**, including the Board of Directors present, shall constitute a quorum for the transaction of business at any regular or special meeting other than meetings of the Executive Board,

ARTICLE VI

ELECTION OF OFFICERS

Section 1:

Three months prior to annual meeting, a nominating chairperson shall be appointed by the President. This chairperson shall appoint two (2) others to assist him/her in nominating candidates for all offices to be filled at the September meeting. This committee shall present a slate prior to the September meeting. Additional nominations from the floor shall be permitted. In the event that a nominee is not present, written acceptance consent of such nominee must be presented at that time.

ARTICLE VII
COMMITTEES

Section 1:

The designated Vice President shall be ex-officio member of all committees and may serve as Chairperson of a committee as covered in these bylaws.

ARTICLE VIII
GENERAL

Section 1:

The Board of Trustees signature shall be required on any contract that must be signed for in the name of the club. No other parties are allowed to obligate the club in any manner or form.

Section 2:

A quarterly financial report will be given by the Association Accounting Manager and sent to the secretary of the Recycling Club and to be announced at the quarterly Board of Trustees meeting.

ARTICLE IX
AMENDMENTS

Section 1:

Any amendment to the Bylaws shall be presented, in writing, by a member in good standing, supported by at least five (5) other members in good standing and submitted to the Committee Secretary to be brought before the Board for further action.

Section 2:

The proposed amendment shall be read and discussed at a duly called general meeting. When properly moved and seconded, the Bylaws shall be amended by the affirmative vote of at least the majority of the members present.

Revised: June 19, 2014

Revised: August 6, 2014

Revised: PENDING

THE LEISURE VILLAGE WEST
BINGO CLUB
BYLAWS

BYLAWS

ARTICLE I

NAME

Section 1.

The name of this organization shall be:

The Leisure Village West Bingo Club.

ARTICLE II

PURPOSES

Section 1.

The Objective of this club shall be:

To study, review and make recommendations to the Board of Trustees concerning the operation of Bingo.

To operate the Bingo games and provide the residents with an enjoyable activity.

To establish and maintain a New Jersey Bingo License as required to operate bingo gaming within Leisure Village West.

To establish and maintain Bingo games which may be held twice monthly throughout the year

ARTICLE III
MEMBERSHIP

Section 1.

The active membership of this club shall consist of all residents of Leisure Village West.

ARTICLE IV
OFFICERS

Section 1.

The elected officers of the club shall consist of the following:

- (1) President
- (1) Vice-President
- (1) Secretary
- (1) Treasurer
- (1) Assistant Treasurer

Section 2.

These elected officers are to serve at least one (1) year terms Elections to be held the first Wednesday in September.

Section 3.

The elected officers shall perform their duties as prescribed in these Bylaws and by the parliamentary authority adopted by the club.

Section 4.

Vacancies in any office shall be filled for the unexpired term by appointment of the *Executive Board*.

ARTICLE V
EXECUTIVE BOARD

Section 1.

The elected officers shall constitute the Executive Board.

Section 2.

At any meeting of the Executive Board, a majority of its members attending shall constitute a quorum.

Section 3.

Each Board member of the LVW Bingo Club shall be entitled to one vote at any Board meeting.

Section 4.

The duty of the Executive Board shall be to conduct the business of the club.

Section 5.

The Executive Board of the LVW Bingo Club can approve any one expenditure of up to Five Hundred Dollars (\$500) per session. Amounts above that must be for expenditures proposed by the Executive Board and accepted by the Leisure Village West Board of Trustees. No funds will be expended to any Leisure Village West club for a club's use in their club's name. All *funds* collected will be used in accordance with Article II.

Section 6.

No spouse and/or partner of any unit may serve on the executive Board simultaneously.

ARTICLE VI

DUTIES OF THE OFFICERS

Section 1.

The President shall be the chief executive officer of the club, and shall preside at all meetings of the membership and the Executive Board. The President shall perform such other duties as are prescribed *In* the Bylaws and by the parliamentary authority adopted by the club.

Section 2.

The Vice-President, In the absence of the President, presides and performs the duties of the President and shall, *in* general, aid the President in his/her duties.

Section 3.

The Secretary shall keep the minutes of the meetings of the club and the Executive Board, and shall read such minutes at the meetings. The Secretary shall be custodian of all documents belonging to the club, and shall notify all committees of their appointments and the duties of these committees. The Secretary shall maintain a list of all members.

Section 4.

The Treasurer shall open a checking account in a Federally insured banking Institution as directed by the Executive Board. Treasurer will receive and bank all funds of the club, maintain records for such funds, pay the bills of the club and disburse all funds as directed by the Executive Board. These disbursements shall only be by check which must be signed by two (2) elected Officers of the club. Treasurer shall file state and federal taxes, if required, apply for state and municipal licenses. The Treasurer shall give a statement of income and expenditures and submit a financial report after each session to the Recreation Director who shall submit the same to the Board of Trustees.

Section 5.

The Assistant Treasurer, in the absence of the Treasurer, performs the duties of the Treasurer and shall, *in* general, aid the Treasurer in his/her duties.

No officer or member shall gain directly or indirectly from the funds generated by this club.

ARTICLE VII

GENERAL AND SPECIAL MEETINGS

Section 1.

Annual Meeting

The Annual Election meeting shall coincide and be conducted prior to the first Bingo session in September each year at which time the officers of the Executive Board will be elected and installed for the new fiscal year. Committee members will be appointed.

All attendees of the Annual Election Meeting are entitled to one vote

Section 2.

Special Meetings

Special meetings may *be* called by the President, or shall be called by the President upon the written request of Ten (10) or more members, or for any impasse of the Board or failure to act. The purpose of special meetings shall be stated in the call with at least five (5) days' notice of such special meeting shall be given where practical. No business other than the stipulated reason for calling the special meeting shall be transacted at this meeting.

ARTICLE VIII

ELECTION OF OFFICERS

Section 1.

At the Executive Board meeting held three months prior to annual meeting, a nominating chairperson shall be appointed by the President. This chairperson shall appoint two (2) others to assist him/her *in* nominating candidates for all offices to be filled at the September meeting. This committee shall present a slate prior to the September meeting. Additional nominations from the floor shall be permitted. In the event that a nominee is not present, written acceptance consent of such nominee must be presented at that time.

Section 2.

Removal of an Officer. The executive Board may propose the removal of one or more officers by an affirmative vote of 2/3 of the Executive Board.

ARTICLE IX
COMMITTEES

Section 1:

The President may appoint such ad hoc committees as he/she deems necessary.

Section 2:

The designated Vice President shall be ex-officio member of all committees and may serve as Chairperson of a committee as covered in these bylaws.

ARTICLE X
GENERAL

Section 1.

When a special event or project is proposed to the club, the proposal must be presented in writing to the Executive Board, stating the purpose of the project, the date, time scheduled, any costs involved and list the benefits to the committee and/or residents of the village.

Section 2.

The President's signature plus the signature of an additional Executive Board member, as directed by the Executive Board, shall be required on any form to be signed in the name of the club. No other parties are allowed to obligate the *club in any manner* or form.

ARTICLE XI
AMENDMENTS

Section 1.

Any amendment to the Bylaws shall be presented, in writing, by the Executive Board to the Recreation Director who will submit the same to the Board of Trustees for approval.

ARTICLE XII
DISSOLUTION

Section 1.

In the event the club dissolves either voluntarily or by direction of the Board of Trustees of Leisure Village West, all funds will be dispersed back to the members of the community.

BOARD SECRETARY, FAY WEINSTEIN

APPROVED: August 15, 2011

AMENDED: June 5, 2019

AMENDED and APPROVED: PENDING

SPECIFICATION NO. 1_5
GREENERY MODELS

PERMIT REQUIRED

Page 1 of 2

Trustee Approved

Date: JULY 18, 2007

II. SPECIFICATION FOR EXPANDING OR REPLACING EXISTING PATIOS - GREENERY MODELS

Greenery Models: Wheaton, Stratford, Blair, St. Tropez, Hastings (Oxford model see Spec.1_6)

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

MATERIAL

Patio slab must be one of the following: poured concrete, patio blocks, pavers or bricks, and must be set in a base of sand. Poured concrete is **prohibited** over any utility lines.

COLOR

Natural or uncolored poured concrete. Only grey and earth-tones are acceptable colors for patio blocks, pavers or bricks.

DIMENSION & INSTALLATION

All Greenery models, except the Oxford, is permitted to modify the patio. The expansion or replacement area must be flush with existing patio. ~~Patio modification must be 6 inches from patio fence~~ and confined within the designated patio enclosure (FOOTNOTE 2). Patio must have direct surface run-off away from walkway and unit foundation. There shall be only one patio site per unit. A diagram must be submitted for all patio alterations.

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-Architectural Inspector (name and phone number shown on the face of PERMIT) when work has been completed.

PLANTING

Reference Spec. No. 1 for approved plantings.

STORAGE

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

INSTALLER

Patio installation 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.

Amended: August 17, 2010

Amended: Pending

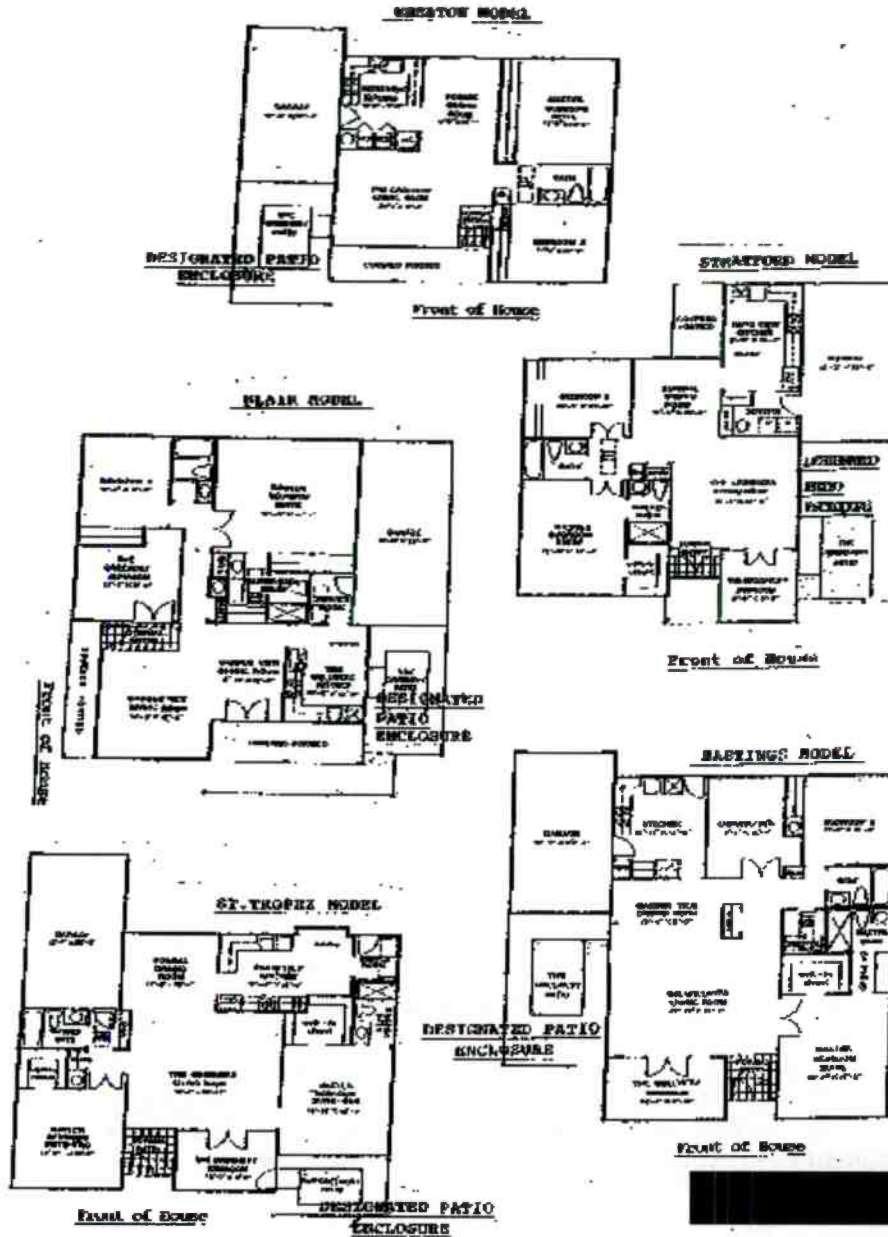
**LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY 08759**

**LEISURE VILLAGE WEST ASSOCIATION
MANCHESTER, NEW JERSEY**

**PLANNING BOARD
Page 2 of 2
TRUSTEE APPROVED
DATE: JULY 18, 2007**

GENERAL NOTES

**FIGURE 2
(Floor Plans Are Approximate)**



Master Deed, Section 17

SECTION 17: LEISURE VILLAGE WEST ASSOCIATION may acquire recreational facilities whether or not contiguous to the Condominium property for the enjoyment, recreation and benefit of Unit owners. Such recreational facilities may consist of a community hall or auditorium, arts and crafts rooms, card rooms, meeting rooms, woodworking shop, swimming pool, pool building, lakes or ponds, golf courses, shuffleboards, etc., and the fees, costs and expenses of acquiring, maintaining, operating, repairing or replacing any of such facilities and the personal property used in the operation of enjoyment of the same, shall be common expenses. The purchase or acquisition for value of additional recreational facilities with funds of LEISURE VILLAGE WEST ASSOCIATION shall be deemed to be a capital expense and thus require authorization by an affirmative vote of 80 percent of the interest of the members representative of the undivided ownership of the Condominium as a whole, notwithstanding anything to the contrary in the Bylaws

Proposed amendment: Master Deed, Section 17 will be modified as follows (the changes are underlined below):

SECTION 17: LEISURE VILLAGE WEST ASSOCIATION may acquire recreational facilities whether or not contiguous to the Condominium property for the enjoyment, recreation and benefit of Unit owners. Such recreational facilities may consist of a community hall or auditorium, arts and crafts rooms, card rooms, meeting rooms, woodworking shop, swimming pool, pool building, lakes or ponds, golf courses, shuffleboards, etc., and the fees, costs and expenses of acquiring, maintaining, operating, repairing or replacing any of such facilities and the personal property used in the operation of enjoyment of the same, shall be common expenses. The purchase or acquisition for value of additional recreational facilities with funds of LEISURE VILLAGE WEST ASSOCIATION shall be deemed to be a capital expense and thus require authorization by an affirmative vote of sixty-six and two thirds percent (66 2/3%) of the interest of the members representative of the undivided ownership of the Condominium as a whole, notwithstanding anything to the contrary in the Bylaws.

LEISURE VILLAGE WEST ASSOCIATION, INC.

ABSENTEE BALLOT AND QUORUM PROXY

NOTE: IF YOU ARE UNABLE TO ATTEND THE MEETING TO VOTE IN PERSON, THEN THIS ABSENTEE BALLOT MUST BE RECEIVED BY THE ASSOCIATION NO LATER THAN _____, 2021 AT ____:00 P.M.

MAIL TO: *Leisure Village West Association, Inc.
959 Buckingham Drive
Manchester, New Jersey 08759*

BALLOT - PLEASE MARK YOUR VOTE AT THE BOTTOM OF THIS BALLOT, COMPLETE OWNER INFORMATION AND SIGN

Proposed amendment: Master Deed, Section 17 will be modified as follows (the changes are underlined below):

SECTION 17: LEISURE VILLAGE WEST ASSOCIATION may acquire recreational facilities whether or not contiguous to the Condominium property for the enjoyment, recreation and benefit of Unit owners. Such recreational facilities may consist of a community hall or auditorium, arts and crafts rooms, card rooms, meeting rooms, woodworking shop, swimming pool, pool building, lakes or ponds, golf courses, shuffleboards, etc., and the fees, costs and expenses of acquiring, maintaining, operating, repairing or replacing any of such facilities and the personal property used in the operation of enjoyment of the same, shall be common expenses. The purchase or acquisition for value of additional recreational facilities with funds of LEISURE VILLAGE WEST ASSOCIATION shall be deemed to be a capital expense and thus require authorization by an affirmative vote of sixty-seven percent (66 2/3%) of the interest of the members representative of the undivided ownership of the Condominium as a whole, notwithstanding anything to the contrary in the Bylaws.

MASTER DEED AMENDMENT

- () **Yes.** I vote in favor of the Association amending its Master Deed to reduce the unit owner vote needed to approve certain capital expenditures from 80% of the membership to 66 2/3% of the membership as fully set forth below.
- () **No.** I vote against the Association amending its Master Deed to reduce the unit owner vote needed to approve certain capital expenditures from 80% of the membership to 66 2/3% of the membership as fully set forth below.

This document shall also serve as my directed proxy to the Board Secretary to be voted as indicated above and shall also serve toward the establishment of quorum at the meeting and any adjournments thereof.

ONLY ONE BALLOT MAY BE EXECUTED AND RETURNED PER UNIT.

Name (print): _____ Date: _____

Name (signature): _____

LVW Address: _____