

Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

RESOLUTION

End of Support for R-22 Refrigerant Based HVAC Equipment

WHEREAS, the Leisure Village West Association Board of Trustees pursuant to Article VI POWERS AND DUTIES OF THE BOARD OF TRUSTEES, SECTION 1. The Board of Trustees shall have and exercise all lawful powers and duties necessary for the proper conduct and administration of the affairs of the Association and the operation and maintenance of Leisure Village West and may do or cause to be done all such other lawful acts and things as are not by law.

WHEREAS, SCHEDULE A Paragraph f. establishes the maintenance, repairs of plumbing lines and fixtures and electrical wiring in individual units; maintenance and repairs of air conditioners, heating units, and appliances in individual units (any appliance purchased as optional equipment is not covered by maintenance).

WHEREAS, ARTICLE XVII, MISCELLANEOUS, SECTION 5. AMENDMENT OF SCHEDULES Asserts that Schedules attached to the Bylaws are working documents of the Association that are subject to amendment at the discretion of the Board of Trustees.

WHEREAS, R22 refrigerant is illegal to manufacture or import into the country, and the planned price increase to bring its use to a close is no longer economically or legally viable.

NOW, THEREFORE, the Association adopts the following restrictions and regulations for maintaining HVAC systems with R22 refrigerant.

1. Effective on or about September 30, 2022, the Association shall no longer use R22 in residential units.
2. Starting on or about October 1, 2022, and ending September 30, 2025, The Association may use an approved R22 refrigerant drop-in replacement only after obtaining a waiver from the unit owner and only to the amount allowable by law once in any of the three years outlined in this resolution. The Association will not add refrigerant to any refrigerant leaking system.
3. Effective October 1, 2025, the Association shall no longer add R22 refrigerant or its drop-in replacement refrigerant to any HVAC units. The Association will continue to repair other covered components of the system.

Secretary,



Voted and Approved: October 19, 2022

