

AGENDA

LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, SEPTEMBER 1, 2021 at 1:00 PM ZOOM VIDEO CONFERENCE

CALL TO ORDER

ROLL CALL

FIRST ORDER OF BUSINESS:

1. Reorganization of Officers

ITEMS TO BE VOTED ON:

1. Motion to waive the reading of the minutes.
2. Motion to approve the August 4, 2021 minutes.
3. Motion to approve the revisions to the Open House Policy.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS

Architectural Committee	(Ed Traeger)
Community Services Committee	(Eleanor Berardis)
<i>Welcome Committee - Approval of new members</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.
2. Indoor Activities

NEW BUSINESS

The next open Board meeting will be held on October 6, 2021 at 1:00 PM via Zoom video conference.

ADJOURN OPEN MEETING

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.

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 and Trustee - Thomas Hardman.

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

ITEMS VOTED ON:

J. Carmody moved to waive the reading of the minutes. E. Murphy seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

J. Carmody moved to approve the July 7, 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 revisions to Specification 4_1, "Installation of Unit-Mounted Outdoor Lighting including Motion-Detector and Fixed Spot or Flood Lights". E. Murphy seconded. There was no discussion and a vote was taken. All were in favor. Motion carried.

F. Weinstein moved to approve revisions to rules Governing Clubs and Groups. E. Murphy seconded. There was a brief explanation and a vote was then taken. All were in favor. Motion carried.

A.DAmato moved to adopt the Operating Budget, Reserve Funding and Maintenance Fee Schedules for FYE 9/30/22, as presented at the Open Meeting on July 28, 2021. J. Carmody 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 Ilse Konrad as a member to the Welcome Committee.*

There was no report for the Finance Committee.

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

C. Thompson, Chairperson gave a report for the Election Committee.

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

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

Residents interested in gas to their units are encouraged to read the Manager's Corner in the August LVW magazine. The Association has received official notice that Verizon will be increasing the bulk services rate by approximately 5% from \$27.99 to \$29.39 on September 1, 2021. This increase is already included in this year's budget. There was brief explanation regarding the Covid outbreak on the bus trip. The Association does not receive any information from any outside sources regarding Covid positive cases. There was a brief explanation regarding the seeding program which will begin on August 9th, north of the bridge. A one-call will be sent when work will begin in that area. J. Snyder gave an update regarding the Fitness Center, Willow Hall exterior and the Club Encore renovations. The Board approved to install a patio outside the coffee lounge at Club Encore. The Board also approved to keep Willow pool open until September 30th without Guard Attendants.

UNFINISHED BUSINESS:

1. The new Policy Resolution for Committee Membership will be reviewed by the Administration Committee.

NEW BUSINESS:

1. The revisions to the Open House Policy were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on September 1, 2021.

L. Maiocco gave a brief explanation as to how the BOT responds to Resident communications.

J. Schultz and M. Lighthipe gave a brief explanation regarding the cancellation of the upcoming bus trips.

J. Snyder gave an update regarding some modifications to the Billiards room and the new bathrooms at Willow Hall.

The next meeting is the Annual meeting and will be held on Wednesday, August 31, 2021 at 1:00 PM in Willow Hall. The following open Board meeting will be held on Wednesday, September 1, 2021 at 1:00 PM via Zoom video conference unless otherwise notified.

There being no further business, the Board meeting adjourned at approximately 1:54 PM.

Samantha Bowker
Administrative Assistant

Joyce Carmody
Board Secretary

Approved: PENDING

Leisure Village West

Open House Policy

Sundays Only

- **Operating hours:**
 - Sundays 12 noon to 4:00p.m.
- **Registration:**
 - Open houses must be registered in advance with the Association no later than the Wednesday before the scheduled event by calling 732-657-9595.
 - Registration must include the unit and stationed realtor's name and cell phone number.
 - A realtor must be stationed at advertised open house.
- **Signage:**
 - No more than two "Open House" signs, not to exceed 24" X 18" in size.
 - One 16" maximum sized balloon may be used per sign.
 - One sign is permitted on a primary roadway and one sign on the garage side of each registered unit.
 - No signs or balloons are permitted outside our gates.

Deviations from these guidelines may result in prohibition from further listings.

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) All Unit Owners and Co-Owners in good standing are limited to serve on two committees concurrently.
- 2) No standing committee (Architectural, Finance, Administration, Community Services) member may apply to be a mediator on ADR.
- 3) Serving on the Election Committee shall be exempt from this rule.

Secretary

Voted and Approved: [TBD]

