

The meeting was called to order at 1:09 PM by Trustee, Louis Maiocco.

PRESENT: Trustees: Louis Maiocco, Fay Weinstein, Al DAMato, Eugene Murphy, Joyce Carmody and Wayne Steinman.

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

ABSENT: Trustee: Thomas Hardman

S. Bowker, Administrative Assistant stated the procedures for the 2020-2021 Election of Officers. The voting for President, Vice President, Treasurer and Secretary took place and the results are as follows:

Reorganization of officers for 2020-2021 year:

President	Louis Maiocco
Vice President	Fay Weinstein
Treasurer	Al DAMato
Secretary	Joyce Carmody
Trustee	Eugene Murphy
Trustee	Thomas Hardman
Trustee	Wayne Steinman

Liaison Assignments were assigned as follows:

Administration Committee	Joyce Carmody
Architectural Committee	Thomas Hardman
Community Services Committee	Wayne Steinman
Finance Committee	Al DAMato

ITEMS VOTED ON: *(continued in Unfinished and New Business)*

F. Weinstein moved to waive the reading of the August 5, 2020 minutes. A.DAMato seconded. All present were in favor. Motion carried.

F. Weinstein moved to approve the August 5, 2020 minutes. E.Murphy seconded. All present were in favor. Motion carried.

E. Murphy moved to approve the Policy Resolution regarding Unit Owner and Renter's Insurance. A.DAMato seconded. All present were in favor. Motion carried.

A.DAMato moved to contract with Thomas Gaetano Architect for sealed design plans for the renovation of the Club Encore Greenery room at a cost of \$3,500.00. This expense

will be provided by account #3230 – Capital Replacements/Common Buildings. W. Steinman seconded. All present were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

A.DAmato, Trustee gave a report for the Architectural Committee.

The Board has approved Ed Traeger as new Chairperson for the Architectural Committee.

E. Berardis, Chairperson gave a report for the Community Services Committee.

M. L. Doner, Chairperson gave a report for the Finance Committee

J. Schultz reported for the Administration Committee.

The Recreation report was given by the Recreation Director, M. Lighthipe. F. Weinstein stated that the November issue of the magazine will feature Veterans. The deadline for submission is October 10th.

COMMUNITY MANAGER REPORT:

J. Schultz reminded residents about displaying Political signs for the general election. Signs may not be displayed greater than 45 days prior to the election. The date this year is September 19th. The Board is allowing for signage in the five-foot area and/or windows of the unit but limited to two signs per unit. The rules for place, time and manner will be forthcoming. At the next open Board of Trustee meeting, the Board has agreed to allow audience comments at the end of the business portion of the meeting. A one-call will be sent prior to the meeting explaining how to participate at the end of the meeting. The Association now requires to gather all the unit owner or renter's insurance information due to the new policy regarding Unit Owner and Renter's Insurance. The Association will incorporate this at the time the Association gathers resident information for HOPA.

J. Snyder explained the new seeding program approved by the Board and enacted in LVW this year. There are four trucks in the maintenance fleet that are in need of replacement. These vehicles are from 2007 and were due for replacement in 2017. He is in the process of going out to bid. Manchester Township will be flushing out fire hydrants in the month of September. September 29th is bulk pick-up. Bulk items are picked up in stages according to the items and is a week-long process.

UNFINISHED BUSINESS:

1. The Association is still waiting for a response regarding the forgiveness portion of the Payroll Protection Program.

F. Weinstein moved to give a \$60.00 maintenance fee credit to every unit for this fiscal year ending September 30, 2020. E. Murphy seconded. All present were in favor. Motion carried.

NEW BUSINESS:

1. The revisions for Specification 1_2, "Specification for Flag Pole and Installation" was presented. The revisions will be presented again at the next open Board meeting on October 7, 2020.
2. The revisions for Specification 2_2, "Vinyl Replacement Windows" was presented. The revisions will be presented again at the next open Board meeting on October 7, 2020.

J. Schultz presented reference number 2020-04 to the Board for approval regarding a written request seeking permission to rent unit above 8 percent cap. A vote was called by L. Maiocco and the Board was not in favor to approve.

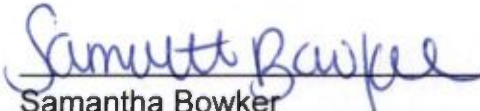
E. Murphy moved to approve reference number 2020-03, a written request seeking permission to rent unit above the 8 percent cap. F. Weinstein seconded. All present were in favor. Motion carried.

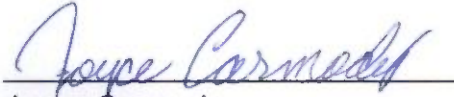
E. Murphy moved to approve reference number 2020-05, a written request seeking permission to rent unit above the 8 percent cap. A.DAmato seconded. All present were not in favor. Motion carried.

J. Schultz gave an update regarding the garbage trucks purchased by the Association to begin in-house trash collection. The trucks are expected to be delivered by the end of September. The maintenance department performed a test run for trash collection and concluded the schedule may change for some units. The logistics are still being worked on and will be presented when finalized. New dumpsters for the Maintenance Department and Common buildings have been purchased since the current ones will be returned to Central Jersey Waste who owns them.

The next open Board meeting is scheduled for Wednesday, September 2, 2020 at 1:00 PM via Zoom.

There being no further business, the Board meeting adjourned at approximately 2:10 PM.


Samantha Bowker
Administrative Assistant


Joyce Carmody
Board Secretary

Approved: October 7, 2020