

# AGENDA

## LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, SEPTEMBER 4, 2019 WILLOW HALL

7:00pm

Pledge of Allegiance

### **FIRST ORDER OF BUSINESS:**

1. Reorganization of Officers for the 2019-2020 year

### **ITEMS TO BE VOTED ON:**

1. Motion to waive the reading of the minutes.
2. Motion to approve the August 21, 2019 and August 30, 2019 minutes.

### **RECREATION REPORT**

### **COMMUNITY MANAGER'S REPORT**

### **UNFINISHED BUSINESS:**

1. Multifunction Color Copier
2. Proposed Bylaws Amendment Relating to Leasing or Rental of Units
3. Technology Committee Charter

### **NEW BUSINESS:**

1. Revisions to Specification 7\_3, "Alteration or Removal of Unit Interior Wall"

- The next open Board meeting will be held on Wednesday, September 18, 2019 at 1:00PM in the Willow Hall Auditorium.

### **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.

POSTED: AUGUST 29, 2019

Present were L. Maiocco, C. Lupo, F. Weinstein, E. Murphy, S. Tozzi, A. DAmato and S. Falk-Zitelli. Also present were Community Manager – J. Schultz, Service Manager – J. Snyder, Recreation Director – M. Lighthipe and Accounting Administrator – M. O'Connor.

This meeting commenced at approximately 1:00 pm with the Pledge of Allegiance.

ITEMS VOTED ON:

F. Weinstein moved to waive the reading of the minutes. E. Murphy seconded. All present were in favor. Motion carried.

F. Weinstein moved to approve the August 7, 2019 minutes. S. Tozzi seconded. All present were in favor. Motion carried.

COMMITTEE REPORTS:

T. Hardman, Chairperson gave a report 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.

W. Steinman, member gave a report for the Administration Committee.

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

COMMUNITY MANAGER REPORT: J. Schultz

The Solar panels for the Association Building and Club Encore have been completely installed. We are waiting for permission to operate. Residents may have received a letter from the Township to opt out of the Energy Aggregation Program. You do not need to do anything if you wish to remain in this program, however if you wish to opt-out you must fill out the card provided to you in the mail.

L. Maiocco stated that it was reported to the Association that there are still 30 units that have not scheduled with VEPO to replace their water meter. He encourages those left to have it replaced to avoid their water from being shut off.

UNFINISHED BUSINESS:

1. A multifunction color copier has been researched to replace the existing Print Shop equipment. The Administration Committee is being asked to look at this item prior to the Board voting to replace.

NEW BUSINESS:

1. The Board is proposing to amend the LVW Bylaws Relating to Leasing or Rental of Units. The Administration Committee is being asked to review the proposed amendments.
2. The Board is also asking the Administration Committee to review the revisions to the Technology Committee Charter before the Board approves this Charter.

L. Maiocco stated that the Board is looking at having a Town Hall meeting sometime in October regarding the utilization of the pools. Residents are encouraged to attend to give their input and feedback from the pool season. No decisions will be made at the Town Hall. A new Pool Committee will be formed and the information from the Town Hall meeting will be given to them to discuss for next year.

The Annual meeting of Members will be held on Friday, August 30, 2019 at 12:30 PM in Willow Hall Auditorium. The next open Board meeting will be held on Wednesday, September 4, 2019 at 7:00 PM in the Willow Hall Auditorium.

C. Thompson, Chair of the Election Committee stated that LVW Election Day will be held on Friday, August 30<sup>th</sup> at Willow Hall. Polls open at 7:00 AM. Anonymous (paper) ballots and voting machines will be available until 1:00 PM. If you are in good standing, have already voted by mail and wish to change your choice(s): your ballot will be pulled, marked VOID and destroyed. If quorum is met, the meeting will be suspended, counting will commence in the Auditorium, and continue until all votes are tallied. The meeting will then resume and results will be published. If no quorum is met, voting cannot commence and the meeting will adjourn for 30 days so Residents are encouraged to vote.

L. Maiocco stated that the Board does not recognize or respond to statements made on Social Media. Those Board members that make statements on Social Media do not represent the opinion of the entire Board. Residents wishing to reach the Board can do so by writing a letter to the Association, email to [bot@lvwa.net](mailto:bot@lvwa.net) or calling an individual Trustee.

The business portion of this meeting ended at approximately 1:35 PM.

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Samantha Bowker  
Administrative Assistant

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Fay Weinstein  
Board Secretary

Approved: PENDING

LEISURE VILLAGE WEST ASSOCIATION  
MANCHESTER, NEW JERSEY

SPECIFICATION NO. 7\_3

SPECIFICATION FOR ALTERATION OR REMOVAL OF UNIT INTERIOR WALL

**MANCHESTER PERMIT REQUIRED**

A Leisure Village West Association Approved Permit is required for this structural modification by a contractor or qualified mechanic with liability and property damage insurance coverage registered with the LVW Association. The Association reserves the right to inspect the completed job.

ANY CHANGE IN OR DAMAGE TO COMMON ELEMENT FACILITIES, SUCH AS THE PLUMBING, HEATING OR WIRING SYSTEMS SHALL BE SATISFACTORILY RESTORED BY THE OWNER AT HIS EXPENSE.

SPECIFICATION

1. This specification applies only to unit internal partitions and does not cover any opening or removal of portions of an external wall.
2. Before approval of this modification, a careful determination shall be made as to whether or not the wall or portion of wall to be removed is load-bearing. The roof in all models is supported by trusses that bear principally on outside walls, however Greenery(\*) models have blowers in the attic, generally located near the access stair and cluster of stud walls at one of the bathrooms. **Inspection must assure that blower support is not involved.**
3. Detailed drawings with measurements must be presented with application for any and all wall-modifications. Drawings must indicate preexisting plumbing and or electrical affected by wall removal.
4. All work shall be performed by licensed contractor(s) and must be approved by the Manchester Building Department, responsible for all construction and enforcement of the New Jersey Uniform Construction Code.
2. ~~In models without attic access or other inspection difficulties, authorization may be given by:~~
3.
4. ~~Observation: If there is an open recess above it (as in many Encore models) or it contains sliding doors, it is obviously not load-bearing.~~
  - a. ~~Prior determination: If there is precedent in an exactly duplicate model unit, this fact may be used to authorize proceeding. Prior known modifications at the date of this specification are as follows:~~
  - b.
  - c. ~~Pickford: Wall between living room and dining room~~
  - d.
  - e. ~~Regency: Portion of wall between kitchen and dining room containing sliding door (to built-in cabinet)~~

LEISURE VILLAGE WEST ASSOCIATION  
MANCHESTER, NEW JERSEY

f. \_\_\_\_\_

g. ~~Hastings: Wall between kitchen and library/den, or the walled closet/dry bar  
between dining room and living room.~~

h. \_\_\_\_\_

i. ~~Winfield: Portion of wall between living room and sunroom~~

j. \_\_\_\_\_

k.a. (\*) "Greenery" models are: ~~Concord, Falmouth, Nantucket, Wheaton, Oxford,  
Stratford, Blair, St Tropez, Hastings~~

Approved: April 6, 2005

PENDING

DRAFT