

# **AGENDA**

## **LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, SEPTEMBER 6, 2017 WILLOW HALL**

**1:00PM**

Pledge of Allegiance

**Items to be voted on:**

1. Motion to waive the reading of the **minutes**.
2. Motion to approve the August 16, 2017 **minutes**.

COMMUNITY MANAGER'S REPORT

RECREATION REPORT

**UNFINISHED BUSINESS**

1. Proposed Bylaws/Master Deed Amendment - Capital Expenditures

**NEW BUSINESS**

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.

LEISURE VILLAGE WEST  
BOARD OF TRUSTEE MEETING

AUGUST 16, 2017  
WILLOW HALL

Present were Russ Steenweg, Susan Nordell, Elaine Baumeister, Shirley Anthony, Charles Lupo and Louis Maiocco. Also present were Community Manager – Joseph Schultz, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe. Sandra Kaufman was absent.

This meeting commenced at approximately 1:00p.m.

Pledge of Allegiance

Two detectives from the Manchester Township Police Department gave an informational PowerPoint presentation explaining the various scams that occurred in Manchester either by phone, mail, computer or in-person. They also spoke about the Safe Exchange Zone and mentioned that the next Neighborhood Watch meeting for LVW is scheduled for September 13, 2017.

The Detectives left the meeting at approximately 1:18p.m.

Mayor Kenneth Palmer from Manchester Township spoke about the various finances of the Township; the budget, the paving program that was implemented, debt servicing, additional police officers to the department, purchase of Tasers and improving the CAD system. He also spoke about the Townships focus to enforce, educate and prevent overdoses. He mentioned that the water structure in Manchester needs maintenance and the tower will be shut down for several months beginning in September. They are also working on improving the Township parks, one at a time. He also spoke about the foreclosure registry program and gave an update on the Heritage Mineral Site. He notified residents that Carol Givens from Central Caregivers was also in attendance that has information regarding a program through the Township which helps residents in various ways that are in need of assistance.

Mayor Kenneth Palmer left the meeting at approximately 1:55p.m.

S. Anthony moved to waive the reading of the minutes. S. Nordell seconded. All present were in favor. Motion carried.

E. Baumeister moved to approve the August 2, 2017 minutes. S. Nordell seconded. All present were in favor. Motion carried.

L. Maiocco moved to approve the Association to contract with Curry Electric to replace 24 electrical panels in the residential units at a cost of \$17,400.00 plus any additional emergency panel replacements needed through 9/30/2017 for the same cost of \$725.00 each. This expense will be charged to account# 3295 – Exterior Restoration and Unit Infrastructure. C. Lupo seconded. All present were in favor. Motion carried.

C. Lupo moved to approve the Association to contract with Curry Electric to replace 50 electrical panels in the residential units plus any additional emergency panel replacements needed from 10/1/2017 through 9/30/2018 at a cost of \$ 725.00 each. This expense will be charged to account# 3295 – Exterior Restoration and Unit Infrastructure. S. Nordell seconded. All present were in favor. Motion carried.

### DIVISION REPORTS

There was no report for the Architectural Division.

S. Zitelli gave a report for Resident Services.

M.L. Doner gave a report for the Finance Division.

J. Langreich gave a report for the Administration Division.

Roberta Klotz, Chair, Election Committee gave an update on the information published in the news magazine regarding the 2017 Trustee Election, and explained the reason for a change in the utilization of a mailbox in the village for last minute voter use. Questions from the audience were answered; some confusion regarding the interpretation of the door-to-door solicitation policy will require follow up from trustees and management.

M. Lighthipe gave a report for the Recreation Department.

J. Schultz, Community Manager gave a PowerPoint presentation regarding Planning and Objectives over the next few years and beyond for the Board. He stated that the fee for Bulk television service with Verizon will be \$30.00 per month, which will be an addition to the maintenance fee for 2018. He mentioned that a lease is being prepared by the Associations attorney for a Salon to fill the vacant professional office. He also mentioned that the Architectural Division is still looking into the privacy fences. He stated that he will provide a Pool Usage Count at the next open Board meeting. He also stated that U. S. Security will be attending the September 20, 2017 open Board meeting. He also spoke about the parking issues that have been occurring at the Pines Golf Course parking lot and asked residents to adhere to the rules.

### UNFINISHED BUSINESS

1. J. Schultz reported that the Administration Division worked on developing the question for the Ballot regarding the Capital Expenditures amendment in the Master Deed and Bylaws. The proposed question for the Ballot will read as follows: "Are in you in favor of amending the LVWA Master Deed and Bylaws from an 80 percent requirement to a 55 percent requirement of affirmative votes of all unit owners to approve Capital Expenditures?" This is waiting Board approval.

There was no new business.

There being no further business, the Board meeting adjourned at approximately 3:21p.m.

An audience comments period followed with residents raising questions and concerns or seeking clarification about a variety of issues. This will be considered in combination with all communication received from residents. Issues of the village with significance will be put on the agenda for future Board of Trustee meetings.

The meeting ended at approximately 3:45p.m.

The next Board of Trustee meeting is scheduled for Wednesday, September 6, 2017 at 1:00PM in Willow Hall.

\_\_\_\_\_  
Samantha Bowker  
Administrative Assistant

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Elaine Baumeister  
Board Secretary

Approved: \_\_\_\_\_

DRAFT

# LEISURE VILLAGE WEST PROPOSED BYLAWS & MASTER DEED AMENDMENT

Amend the LVW “Bylaws”, Article III, Section 10:

**Original:**

“All decisions of the members including capital expenditures, other than the expenditure of the Association funds the purposes set forth in Schedule A annexed hereto, shall require for passage, affirmative vote of the members representing at least 80 percent in interest of the undivided ownership of the Condominiums as a whole. The Trustees shall be governed in the making of capital expenditures, other than expenditures made for the purposes set forth in Schedule A annexed hereto, and in other actions by decision made by the members as provided in this section. All other decisions shall require for passage, the affirmative vote of at least a majority of the members in good standing and entitled to vote.

**Change to:**

“All decisions of the members including capital expenditures, other than the expenditure of the Association funds the purposes set forth in Schedule A annexed hereto, shall require for passage, affirmative vote of the members representing at least 55 percent in interest of the undivided ownership of the Condominiums as a whole. The Trustees shall be governed in the making of capital expenditures, other than expenditures made for the purposes set forth in Schedule A annexed hereto, and in other actions by decision made by the members as provided in this section. All other decisions shall require for passage, the affirmative vote of at least a majority of the members in good standing and entitled to vote.

Amend the “Amended and Consolidated Master Deed and Declaration of Restrictive and Protective Covenants”, Section 17:

**Original:**

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.

**Change to:**

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 55 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.