

The meeting was called to order at 1:00 PM by Board President, Fay Weinstein with the Pledge of Allegiance.

**PRESENT:** Trustees: Present were President - Fay Weinstein, Vice President - Wayne Steinman, Treasurer - Eugene Murphy, Secretary - Steven Leslierandal, Trustee - Charles Lupo, Trustee - Al DAmato and Trustee - Ivan Gilbert.

Management Staff: Present were Community Manager – Jim Snyder, Accounting Administrator – Michelle Lampard and Recreation Director – Mary Lighthipe.

APPEARANCES: Steve Poole, CEO at Century 21, Solid Gold Realty, L.L.C. and Rosa Cavallaro, Realtor at Century 21 introduced themselves to LVW residents as they are the new tenants in the commercial property located at 3B Buckingham Drive. (Left meeting at 1:06 PM)

ITEMS VOTED ON: (*continued in Community Manager's Report and Unfinished Business*)

S. Leslierandal moved to waive the reading of the minutes. W. Steinman seconded. All were in favor. Motion carried.

S. Leslierandal moved to approve the October 4, 2023 minutes as amended. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

A.DAmato moved to contract with Crystal Blue Pools to install a new hot tub and stairs for a cost of \$85,950.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. C. Lupo seconded. H. Height, I.T and Facilities Manager provided a presentation with pictures of the proposed hot tub for Club Encore. There were questions from the audience. A vote was called and all were in favor. Motion carried.

W. Steinman moved to approve the Community Manager's contract. S. Leslierandal seconded. There was no discussion and a vote was called.

- S. Leslierandal – Yes
- E. Murphy – Yes
- W. Steinman – Yes
- I. Gilbert – No
- A.DAmato – No
- C. Lupo – Yes
- F. Weinstein – Yes

Motion carried.

PRESENTATION OF REPORTS:

**COMMITTEE REPORTS:**

B. Owens, Chairperson, gave a report for the Architectural Committee.

*The Board announced the approval of David De Fabiis as a member to the Architectural Committee.*

M. Morizio, Chairperson, gave a report for the Community Services Committee.

*The Board announced the approve of Elizabeth Farrell and Joan Tischler as new members of the Welcome Committee.*

C. Corvo, Chairperson, gave a report for the Finance Committee.

M R. McCarthy, Chairperson, gave a report for the Administration Committee.

M. Lighthipe gave a report for Recreation. She also provided a Bingo report for the month of October.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

An update regarding **paving** in Yorkshire and Sterling was provided.

He **announced** that the Grounds Manager is no longer employed with LVW and interviews for the position are taking place.

The hanging heaters in the **Mechanics shop** are in need of replacement. They are no longer functioning properly. Management went out to bid for new units. The quotes are as follows:

Vendor	Brand/Model	Price
AC Wholesalers	2- Modine PDP 200,000 BTU unit heaters Model: PDP200AE018	\$3,581.75
Home Depot	2- Modine PDP 200,000 BTU unit heaters Model: PDP200AE018	\$3,806.83
Supply House	2- Modine PDP 200,000 BTU unit heaters Model: PDP200AE018	\$3,776.70
Amazon	2- Modine PDP 200,000 BTU unit heaters Model: PDP200AE018	\$6,163.58

Management is recommending to purchase the above equipment from AC Wholesalers for \$3,581.75. This will be installed in-house. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. *S. Leslierandal moved to approve the purchase of two (2) Modine PDP 200,000 BTU unit heaters from AC Wholesalers for a cost of \$3,581.75. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.*

The **stage lights** in the Auditorium at Willow Hall were recently upgraded. There are two existing programmable spot lights that still need to be replaced. Management consulted with a production lighting contractor, Hayden Production Services. They are recommending to replace the existing lighting fixtures with Cahuvet Rouge R1X Wash moving head LED wash lights. These will be compatible with the existing system and have all the functions the resident volunteers have been asking for. Management went out to bid on these lights. The quotes are as follows:

Vendor	Equipment	Price
Hayden Production Services	2-Rouge R1X Wash Lighting, clamps, and safety cables	\$2,619.75
B&H Audio Video	2-Rouge R1X Wash Lighting, clamps, and safety cables	\$2,849.82
Sweetwater	2-Rouge R1X Wash Lighting, clamps, and safety cables	\$2,876.70

Management is recommending purchasing two (2) Rouge R1X Wash Lighting, clamps, and safety cables from Hayden Productions Services for a cost of \$2,619.75 and to contract with Hayden Production Services to install, program, and focus the lights for a cost of \$1,572.72, total cost of \$4,192.50. This expense will be provided by account #3230 – Capital Replacement/Common Buildings. *I. Gilbert moved to approve the purchase of two (2) Rouge R1X Wash Lighting, clamps, and safety cables from Hayden Productions Services for a cost of \$2,619.75 and to contract with Hayden Production Services to install, program, and focus the lights for a cost of \$1,572.72, total cost of \$4,192.50. This expense will be*

*provided by account #3230 – Capital Replacement/Common Buildings. S. Leslierandal seconded. There were questions from the audience. A vote was called and all were in favor. Motion carried.*

Due to the deteriorating condition of the roofs and several leaks for five buildings (10 units), it has become necessary to add these replacement roofs to the 2023 roofing schedule. Management was anticipating adding these to the 2024 schedule; however, after several more leaks, replacing these roofs sooner rather than later has become necessary to avoid further damage. Management is recommending to add on five buildings (10 units) to the Siding Masters 2023 roofing contract for a total cost of \$67,283.20. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. *S. Leslierandal moved to approve to add on five buildings (10 units) to the Siding Masters 2023 roofing contract for a total cost of \$67,283.20. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. W. Steinman seconded. There was a comment from the audience. A vote was called and all were in favor. Motion carried.*

In 2021, the concept of the **Cedar Shake Replacement Project** was presented, and the Board approved the concept and agreed to begin funding the project. At this point, Management is asking the Board to authorize the release of the funds needed to fund the project's fourth year. Completed to date: 138 of 472 units. *A.DAmato moved to approve releasing the funds for year four of the Cedar Shake Replacement Project, cost not to exceed \$100,000.00. This expense will be provided by account #3292 – Capital Replacement/Exterior Restoration-Cedar Shakes. C. Lupo seconded. There was Board discussion and then a vote was called. All were in favor. Motion carried.*

The **PVC Trim Project** is entering its seventh year. Management continues to anticipate completing 50 units a year. To date, 300 of the 710 units have been completed. Management is requesting the Board release the funds for year seven of the project. The estimated expense for 50 units is \$9,400.00 per unit, totaling \$470,000.00. The funds to meet this expense will be provided by account #3291 – Capital Replacement/Exterior Restoration-PVC Trim. *W. Steinman moved to approve the estimated expense for the PVC Trim project on 50 units at a cost of \$9,400.00 per unit, totaling \$470,000.00. The funds to meet this expense will be provided by account #3291 – Capital Replacement/Exterior Restoration-PVC Trim. There were questions from the audience. A vote was called and all were in favor. Motion carried.*

The Board adopted and implemented the **Common Area Lighting project** and agreed to begin funding the seven-year project. At this point, year two has been completed and Management is requesting the Board to authorize the release of the funds to purchase the materials needed to begin the project's third year at a cost not to exceed \$50,082.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. The following has been completed so far; Year 1: 75 Street Post Lights. Year 2: Upgraded 135 Street Post Lights. Year 3: Upgrade 134 Street Post Lights. *C. Lupo moved to approve releasing the funds for year three of the Common Area Lighting project at a cost not to exceed \$50,082.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. E. Murphy seconded. There was a question from the audience. A vote was called and all were in favor. Motion carried.*

As the completion of this year's **parking project**, there is a need to line and number the parking spaces on Yorkshire Court and Sterling Street. Management went out to bid for the striping and numbering of 78 spaces. The following are bids received;

Contractor	Price
Liberty Lines and Coating	\$1,791.83
Jersey Shore Line Striping	\$1,871.27
Traffic Lines Inc.	Job too small
Straight Edge	Did not return bid

Management is recommending to hire Liberty Lines & Seal Coating to paint the needed parking space lines and numbers on Yorkshire Court and Sterling Street for a cost of \$1,791.83. This expense will be provided by account #3290 – Capital Replacement/Roads. *E. Murphy moved to contract with Liberty Lines & Seal Coating to paint the needed parking space lines and numbers on Yorkshire Court and*

*Sterling Street for a cost of \$1,791.83. This expense will be provided by account #3290 – Capital Replacement/Roads. S. Leslierandal seconded. There was no discussion and a vote was called. All were in favor. Motion carried.*

The **Bocce Court Replacement project** is nearing completion. To date, the construction of the courts has been completed. The Board has approved phase two of the project, and it is now time to seek approval for the final stage of the project, which consists of the following; Shade structure extensions w/soffit and PVC, lighting and electric, permits and drawings, finishing cement work, and needed equipment.

Item	Qty	Total w/Tax	
Structure add-on	2	\$38,400.00	LVW
Permits and Drawings	1	\$1,500.00	LVW
Lighting and Electric	1	\$6,824.00	LVW
Additional Cement Work	1	\$4,500.00	LVW
Bocce Balls	6	\$959.31	LVW
Score Boards	6	\$966.02	LVW
Ball Grabbers	6	\$327.42	Bocce Club
Hand Rails	12	\$1,364.27	Bocce Club
Score Board Posts	6	\$77.00	Bocce Club
Paint	1	\$43.98	Bocce Club
Score Board Pegs	6	\$77.00	Bocce Club
Blower	1	\$190.86	Bocce Club
Total		\$55,229.86	
Bocce Contributions		(\$2,080.53)	
LVW		\$53,149.33	

Management is recommending approving the following expenditures: Siding Masters to construct the two end shade extensions and install soffits for a cost not to exceed \$38,400.00, Manchester Township for a cost of \$1,500.00, Curry Electric to install the lighting and electric of a cost of \$6,824.00, In-house cement work for a cost of \$4,500.00, purchase of bocce balls from boccesupplies.com for a cost of \$959.31, and score boards from payaboule.com for a cost of \$966.02, at a total cost of \$53,149.33. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. *E. Murphy moved to approve the expenditures for the final phase of Bocce; Siding Masters to construct the two end shade extensions and install soffits for a cost not to exceed \$38,400.00, Manchester Township for a cost of \$1,500.00, Curry Electric to install the lighting and electric for a cost of \$6,824.00, In-house cement work for a cost of \$4,500.00, purchase bocce balls from boccesupplies.com for a cost of \$959.31, and score boards from playaboule.com for a cost of \$966.02, at a total cost of \$53,149.33. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. C. Lupo seconded. There were questions from the audience. A vote was called.*

- I. Gilbert – Abstain
- A. DAmato – Yes
- C. Lupo – Yes
- S. Leslierandal – Yes
- E. Murphy – Yes
- W. Steinman – Yes
- F. Weinstein – Yes

Motion carried.

Residents are reminded to limit the display of **Holiday decorations** to one month prior to the holiday and should be removed within two weeks following the event. It is requested that for the safety of the Village, decorations not be placed on common areas. (There were audience comments) *The Board agreed to suspend the rule for Holiday Decorations this year and allow the decorations for Christmas to be installed and turned on as early as Thanksgiving Day.*

The Board will begin a trial for **Holiday parking**. Visitors will be allowed to park on the street overnight with a permit from the Association office from Wednesday, November 22<sup>nd</sup> through Sunday, November 26<sup>th</sup>. Permits may be obtained at the Association office from Monday, November 20<sup>th</sup> until Wednesday, November 22<sup>nd</sup>. Visitors are not allowed to park on the sidewalks and must park on one side of the street. Future plans on parking will be announced.

There will be no **trash pickup** on Friday, November 10<sup>th</sup> for Veterans Day. There will be a dumpster available by the Maintenance Department. No bulk items are allowed to be disposed of in or at the dumpster.

UNFINISHED BUSINESS:

1. The revisions regarding the Rules Governing Clubs and Groups were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on December 6, 2023.
2. The revisions regarding the Election Signs Policy were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on December 6, 2023.
3. J. Snyder presented the final costs regarding the sale of a unit by the Association.
4. *W. Steinman moved to approve the lease addendum for Pinnacle Federal Credit Union. E. Murphy seconded. There was no discussion and a vote was called. All were favor. Motion carried.*

NEW BUSINESS:

1. The solar data report for FYE 09/30/23 was presented as attached to the agenda.


Copies of the legal fees for FYE 9/30/23 were available at the open Board meeting. This will be posted on Frontsteps and in the next LVW magazine.

F. Weinstein stated that the LGBTQ+ will honor LVW's Most Senior Residents (90 years and older) with a luncheon on November 18, 2023 at 12:00 PM.

The next open Board meeting will be held on Wednesday, December 6, 2023 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:13 PM.

  
Samantha Bowker  
Administrative Assistant

  
Steven Leslierandal  
Board Secretary

Approved: December 6, 2023