

The meeting was called to order at 7:00 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.

ITEMS VOTED ON:

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 November 8, 2023 minutes. C. Lupo seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

W. Steinman moved to approve the revisions to the Rules Governing Clubs and Groups. S. Leslierandal seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

A.DAMato moved to approve the revisions to the Election Signs Policy. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

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

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

Beverly Craft, Committee Member, gave a report for the Finance Committee.

Mary Rose McCarthy, Chairperson, gave a report for the Administration Committee.

The Board announced the approval of Linda Miller and PaulaAnn Fazio-Escudero as members to the Administration Committee.

M. Lighthipe gave a report for Recreation.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

Trash collection for the Thanksgiving Day holiday was successful. There will be two dumpsters available near the Maintenance yard. Residents are reminded to only dump household garbage; no bulk items are permitted.

Holiday parking for visitors will be available for the Christmas holiday. Parking will be permitted overnight on the street for visitors with a permit from December 22nd thru December 26th. Residents may obtain a visitor parking permit beginning December 20th.

(There was a brief break in the meeting from 7:16 PM to 7:19 PM due to audio issues for the recording of the meeting)

There will be a **Gate Guard** at Route 37 for the following holidays; Thanksgiving Day, Christmas Day, and Mother's Day. There were 156 guests that entered thru the Route 37 gate on the Thanksgiving Day holiday.

The materials for the **Bocce Courts and the Encore Structure** have been ordered and work will continue on the projects.

Leaf pickup will continue and is a longer process lawn cutting.

There was a PowerPoint Presentation regarding **Power Outages**. On December 1st, Management met with three representatives from JCP&L to discuss the reoccurring power outages within the community. Being that our Power infrastructure is underground makes it more difficult to determine if an underground wire is failing. The Association has been told that in most cases, if they have a failed underground wire or a bad transformer, they are now replacing transformers and wires instead of just making a repair. Although this practice is good, it may lead to longer repair times. The Association has also been told that it is important that residents report the outage to JCP&L and not just rely on others to do so. If they just get a call or two about an outage, they may not know the extent of the outage. The more that call allows them to understand the scope of the outage. The larger the outage the quicker the response. In the very near future, the smart meters will be able to alert JCP&L about the extent of the outages. JCP&L is hoping for approval from the BPU that will increase funding to JCP&L to allow them to upgrade failing infrastructures.

The Board is considering their position on allowing **Whole House Generators**. This has been sent to the Architectural Committee to research and report back to the Board for final decision.

There was no unfinished business.

NEW BUSINESS:

1. Revisions to Specification 3_12, "To Install Back Door Awnings" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on January 3, 2024.
2. Revisions to Specification 3_5, "To Install/Replace Storm Doors With or Without Retractable Screen" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on January 3, 2024.
3. Revisions to Specification 2_1, "Portico Enclosures" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on January 3, 2024.
4. Specification 2_10a, "Window Modification – Garden Window" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on January 3, 2024.
5. Specification 2_10b, "Window Modification – Double Hung Windows" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on January 3, 2024.
- The Terms and Conditions for the above Specifications will be redrafted and presented again at the next open Board meeting on January 3, 2024.

There will be a vacancy in the commercial space and the Board of Trustees will be doing a study to see if a convenient store will be feasible. Residents interested in the research may write a letter of interest to Associaton@lvwa.net.

The next open Board meeting will be held on Wednesday, January 3, 2024 at 1:00 PM in the auditorium at Willow Hall. The Audit meeting will be held on January 24, 2024 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 7:38 PM.


Samantha Bowker

Administrative Assistant



Steven Leslierandal

Board Secretary

Approved: January 3, 2024