

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, Secretary - Steven Leslierandal, Treasurer - Eugene Murphy – (via phone), Trustee - Al DAMato and Trustee - Ivan Gilbert. Absent was Trustee - Charles Lupo.

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

F. Weinstein made a statement regarding the conduct of open Board meetings.

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

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

S. Leslierandal moved to approve the March 6, 2024 minutes as amended. A.DAMato seconded. There was a brief discussion and a vote was called. All present were in favor. Motion carried.

I.Gilbert moved to approve releasing the funding to provide siding cleaning/restoration in condos 96 & 97 at a cost of \$11,112.64. The funds to meet this expense will be provided by account #3000 - Deferred Maintenance/Siding Painting. W. Steinman seconded. There was a brief explanation and then a vote was called. All present were in favor. Motion carried.

A.DAMato moved to approve the trade-in of the seven (7) existing mowers and purchase seven (7) 48-inch Ex-Mark Navigators from County Line Power Equipment for a total cost of \$93,830.02. The funds to meet this expense will be provided by account #3150 - Property Fund Replacement. S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve releasing the funding to replace 50 electrical panels for a cost not to exceed \$65,000.00. The funds to meet this expense will be provided by account #3295 - Capital Replacement/Unit Infrastructure. I.Gilbert seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

S. Leslierandal moved to approve the purchase of a fuel management system from Fuel Transfer Inc. for a cost of \$8,708.56, contracting with Toms River Heating and AC to do the required plumbing for a cost of \$2,332.81 and Curry Electric for the required electrical work for a cost of \$2,368.31, including Manchester Township permits for a cost of \$500.00, totaling cost is \$13,909.68. 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 present were in favor. Motion carried.

W. Steinman moved to approve the purchase of the ColorSource 40 lighting console/stage lights and accessories from Hayden Production Services for a cost of \$29,056.11 and for them to install and program the lighting system in the Auditorium at Club Encore for a cost of \$3,731.88, totaling cost is \$32,787.99. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

S. Leslierandal moved to approve to contract with Fischer Roofing for labor only in the 2024 Roofing Project at a cost of \$288,805.00 and approve in-house debris removal at cost of \$10,000.00, totaling cost of \$298,805.00. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. A.Damato seconded. There was a question from the audience. A vote was called and all present were in favor. Motion carried.

I.Gilbert moved to approve purchasing the required roofing material from Beacon Exterior Materials for a cost of \$280,193.61. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. W. Steinman seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

A.DAmato moved to authorize the buyout of the solar panels on the Maintenance buildings in the amount of \$35,200.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

W. Steinman moved to approve the revisions to Policy Resolution Capital and De Minimis Expensing Policy. I.Gilbert seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

S. Leslierandal moved to approve Architectural Specification 6\_7, "Installation of Natural Gas Line into Residence." W. Steinman seconded. There was no discussion and all present were in favor. Motion carried.

I.Gilbert moved to approve Architectural Specification 6\_8, "Natural Gas Home Backup Generator." S. Leslierandal seconded. There was no discussion and a vote was called. All present were in favor. Motion carried.

A.DAmato moved to accept the rate level agreement from Mitchell Insurance Services, Inc. for the 2024-2025 insurance coverage for a cost of \$1,625,686.48, plus \$17,600.00 for additional ten million in coverage for a total cost of \$1,643,286.48. The funds to meet this expense will be provided by account #8100 – Insurance Expense. W. Steinman seconded. There was Board discussion, audience comments and questions and a brief explanation from the Community Manager regarding the bid process. A vote was called and all present were in favor. Motion carried.

(E. Murphy left the meeting at 7:36 PM)

## PRESENTATION OF REPORTS:

### COMMITTEE REPORTS:

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

There was no report for the Community Services Committee since they did not have a meeting due to lack of quorum.

Beverly Craft, 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 Jo Ann Laudicino as a member of the Election Committee.

M. Lighthipe stated that the two (2) ping pong tables are due for replacement. The following quotes were received;

Company	Table Description	Total Price
Bowman Sports	Butterfly Premium 19 2 x \$1,076.99	\$2,153.98
Dick's Sports	Butterfly Premium 19 2 x \$1,209.99	\$2,419.98
Brunswick Billiards	Butterfly Premium 2 x \$1,225.00	\$2,450.00

Management is recommending the purchase of two (2) Butterfly Premium 19 tables from Bowman Sports for a cost of \$2,153.98. The funds to meet this expense will be provided by account #3150 – Property Replacement Fund. The Board will vote on this at the next open Board meeting on May 1, 2024.

M. Lighthipe gave a report for the Recreation Department. (There was an audience question)

COMMUNITY MANAGER'S REPORT: (J. Snyder)

H. Height stated that the **pool heater** at Willow Pool is in need of replacement. It is over seven years old. The heater box is deteriorated and leaking and the heat exchanger is corroded, pitted and leaking. Management went out to bid and the following prices were received;

(Prices include tax and installation)

Vendor	Equipment	Price
Crystal Blue Pool Renovation	Install 2 - Jandy JK1400AS 400K BTU heaters	\$14,927.50
Ransom Hydronics Inc	Install 2 - Jandy JK1400AS 400K BTU heaters	\$16,192.07
Baystate Pools Mid-Atlantic	RAYPACK Hi-Delta P9202C 900K heater (Heater only-installation by LVWA Staff)	\$21,474.78
LVWA	Masonry work - install new concrete slab	\$400.00
Manchester Township	Permits	\$500.00

Management is recommending contracting with Crystal Blue Pool Renovations to install two Jandy JX1400AS 400K pool heaters for a cost of \$14,927.50. This will include water and gas piping. They are also recommending performing the masonry work in-house of a cost of \$400.00. Manchester Township permits will cost \$500.00, totaling cost is \$15,827.50. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. After discussion, *A.DAmato moved to contract with Crystal Blue Pool Renovations to install two Jandy JX1400AS 400K pool heaters for a cost of \$14,927.50, approve the masonry work in-house for a cost of \$400.00 and Manchester Township permits for a cost of \$500.00, totaling cost of \$15,827.50. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. S. Leslierandal seconded. There was no further discussion and a vote was called. All present were in favor. Motion carried.*

J. Snyder gave a PowerPoint Presentation regarding the **Bylaws Amendment for Fines** which was approved by the Board on March 6, 2024. Ballots to reject this approval were sent to the membership on March 7, 2024. Anyone that wishes to remove their vote may do so prior to the April 8<sup>th</sup> meeting.

PowerPoint presentation regarding **Dogs in LVW** since there has been a rash of dog-related instances such as dog attacks, not picking up after the dog, leashes, etc. It is important when there is an incident that is reported immediately to Manchester Township and the Association office.

There will be new **overnight paid parking spaces** available to residents only with a permit from the Association office that will be located at Willow Hall and Club Encore between the hours of 10:30 PM and 7:30 AM for \$25.00 per month. An announcement will be made through Frontsteps and the community creeper channel when this will begin.

The replacement of the Club Encore **hot tub** continues.

A **sample chair** for the Club Encore patio was presented that could replace the current Adirondack chairs. Residents are encouraged to test the chair.

BOARD OF TRUSTEE'S REPORT: (F. Weinstein)

The Board **announced** the passing of former Trustee, Salvatore Tozzi and former Architectural Committee member, Leonard Greer and have extended their deepest sympathies.

The Board is interested in developing a **food pantry** in the commercial space. Should anyone be interested in volunteering, please submit a letter of interest to [association@lvwa.net](mailto:association@lvwa.net).

The Board has approved residents to **advertise** "Happy Birthday" or "Happy Anniversary" on the LED sign for \$25.00 per week. Any requests will be handled through the Recreation Department.

The **townhall** regarding Educational Opportunity has been cancelled at this time.

**Allied Universal** will be attending the next open Board meeting on May 1, 2024 to present the Metrics for 2024 and pool monitoring for the 2024 pool season.

The next **"Coffee with the Board"** will be held on Saturday, April 6<sup>th</sup> at 9:00 AM in Club Encore.

There are many **programs** offered by Manchester Township through Senior Services such as the lockbox program, senior social program, senior tax freeze and they also provide transportation for non-medical.

THERE IS NO UNFINISHED BUSINESS.

NEW BUSINESS:

1. A PowerPoint regarding the Reserve Study (Bill S2760/A4384) was presented. The new law requires more comprehensive reserve studies, reserve study funding, and 'catch-up" on underfunded reserves. The Association must hire a reserve specialist, an engineer, or a licensed architect to prepare a reserve study as described in the new law. The reserve study must be completed by January 8, 2025. Management sent out the request for this study to four qualified companies. The Board and Management met with each company for their presentation of their proposal. The following bids were received;

Company	Reserve Study Cost
FWH Associates	\$10,500.00
The Falcon Group	\$18,950.00
Kipcon Engineering	\$24,750.00
Association Reserve Specialists	\$37,700.00

After meeting with each company, it is recommended that the Association contract with FWH Associates to perform the required Reserve Study for a cost of \$10,500.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. The Board will vote on this at the next open Board meeting on May 1, 2024.

2. The Board presented the LVW Swimming Pool Rules for 2024 as attached to the agenda. Since this is time sensitive to publish in the LVW magazine, *W. Steinman moved to approve the LVW Swimming Pool Rules for 2024 season. J. Gilbert seconded. M. Lighthipe provided an overview of the rules and a vote was than called. All present were in favor. Motion carried.*
3. The revisions to the Door-to-Door Solicitation or Canvassing within Leisure Village West Policy were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on May 1, 2024.

The next open Board meeting will be held on Wednesday, May 1, 2024 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 8:37 PM.



Samantha Bowker  
Administrative Assistant



Steven Leslierandal  
Board Secretary

Approved: May 1, 2024