

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, Secretary - Steven Leslierandal, Treasurer - Eugene Murphy, Trustee - Al DAMato, Trustee - Charles Lupo, and Trustee - Ivan Gilbert.

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

**APPEARANCES:** Daniel Keane and Ashley Janson from Allied Universal presented a PowerPoint Presentation reviewing the LVW Metrics for 2024 which included gatehouse activities and overnight check-ins. Also, presented was an overview regarding the pool attendants for the 2024 pool season. There will be a shredding event on Saturday, September 28, 2024 from 9:00 AM to noon in the Club Encore parking lot. There were questions and comments from the audience and Board members (They left the meeting at 1:42 PM).

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 were in favor. Motion carried.

S. Leslierandal moved to approve the April 3, 2024 minutes. C. Lupo seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

S. Leslierandal moved to approve the April 8, 2024 minutes from the Special Meeting for the Bylaws Amendment. I.Gilbert seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

A.DAmato moved to approve the purchase of two (2) Butterfly premium 19 (ping-pong) 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. S. Leslierandal seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

W. Steinman moved to 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. A.DAmato seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

I.Gilbert moved to approve the revisions to the Door-to-Door Solicitation or Canvassing within Leisure Village West Policy. W. Steinman seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

F. Weinstein announced that C. Corvo, the current Chairperson of the Finance Committee will be taking a temporary leave of absence but will remain on the committee. The Board has approved Barbara Dibuono to fill the Chairperson position and Beverly Craft will give the committee reports at the open Board meetings.

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

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

Linda Miller, member, gave a report for the Administration Committee.

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

M. Lighthipe provided the Board with proposals for the annual maintenance of the gym equipment. Listed below are the proposals;

Company	Annual Fee	Emergency Repair Fee	Other
Universal Fitness	\$1,706.00	\$175. 1st hour \$50. each additional hour	Contract billed quarterly
Fitness Machine Technicians	\$1,706.00	\$130. 1st hour \$75. each additional hour	Contract billed quarterly
Gym Doctor	\$1,535.40	\$90. per hour Travel fee (\$90)	Contract billed quarterly

All bids received met the RFP requirements and provide similar services. Annual fees include sales tax. When Life Fitness equipment was purchased in 2019, Gym Doctor was the provider of service through Life Fitness until 2022. They proved to be undependable and have often waited weeks for service. Management has a business relationship with Universal Fitness for 20 years. Based on the positive history of reliable and competent service provided by Universal Fitness, Management is recommending awarding the contract to Universal Fitness. The funds to meet this expense will be provided by account #8430 – Repair and Maintenance/Recreation Equipment. The Board will vote on this at the next open Board meeting on June 5, 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 Manchester Code Enforcement office has informed LVW that an **ADA lift** will be required to meet code requirements for the new Encore hot tub. Management asked Crystal Blue Pool Renovation, who are currently building the new hot tub, for their recommendation. They are recommending a SR Smith 300lb capacity chair lift. Management is recommending contracting with Crystal Blue Pool Renovation for the purchase and installation of a SR Smith 300lb capacity pool lift for a cost of \$13,328.13. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings.

Vendor	Brand/Model	Price
Crystal Blue	SR Smith 300lb capacity pool lift	\$13,328.13
Carmona Pool Services	SR Smith 300lb capacity pool lift	Did not bid
Candlewood Pools	SR Smith 300lb capacity pool lift	Did not bid
Pool Operations Management	SR Smith 300lb capacity pool lift	Did not bid

C. Lupo moved to contract with Crystal Blue Pool Renovation to purchase and install a SR Smith 300lb capacity pool lift for a cost of \$13,328.13. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. E. Murphy seconded. There was a comment from the audience and a vote was called. All were in favor. Motion carried. H. Height mentioned that the weather has delayed the renovation of the Encore hot tub by two weeks. The Board has agreed to keep the Encore hot tub open till the end of September for residents only.

H. Height also stated that the stage lighting for the Encore Auditorium is being upgraded. The old **electrical wiring** will have to be reconfigured for the new system. The current setup was designed for 1000-watt incandescent fixtures wired to large dimmer packs located in the electrical room. The dimmer packs will have to be removed and the wiring reconfigured to supply 120 volts directly to each of the new LED light fixtures with new grounded 20 amp plug ends. There will need to be light switches to turn the

new circuits on, to be in the production booth at the back of the Auditorium. Curry Electric has reviewed the scope of the work and has supplied Management with pricing;

Vendor	Scope of Work	Price
Curry Electric	Reconfigure wiring for new lighting system	\$3,998.44

Management is recommending contracting with Curry Electric to reconfigure the electrical wiring for the new stage lighting and install light switches in the production booth at Encore Auditorium for a cost of \$3,998.44. 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 June 5, 2024.

H. Height also stated that the Board has requested that Management research pricing on **speed limit radar feedback signs**. Management has investigated stationary pole-mounted solar powered signs and movable trailered signs. They have also researched buying the components and building a solar powered trailered sign in-house. The pricing is as follows;

(Prices include tax and shipping)

Vendor	Equipment	Price
Traffic Safety Warehouse	18" Solar Radar Feedback sign — pole mounted	\$5,675.90
Grainger	29"x 23" LED Radar Speed Sign — pole	\$4,054.48
All Traffic Solutions	18" Solar Radar Feedback sign — pole	\$6,647.45
Traffic Safety Warehouse	18" Solar Radar Feedback Trailer Sign	\$9,332.15
All Traffic Solutions	18" Solar Radar Feedback Trailer Sign	\$11,495.60

**In-House build Solar Radar Feedback Trailer Sign**

Alibaba	48" x 24" Solar radar feedback sign	\$974.00
Amazon	100 - watt solar charger	\$105.56
Amazon	12Volt 100-AH Gel Battery	\$170.59
Amazon	Metal Toolbox / Storage box	\$94.87
LED Outfitters	23" Razon Extreme mini- LED light bar	\$230.59
Trailer	Repurpose existing trailer LVWA	\$0.00
<b>Total</b>	<b>Total in-house costs</b>	<b>\$1,575.61</b>

Management is recommending purchasing the required parts and building a solar powered radar feedback speed limit sign, in-house and repurposing an existing trailer for a cost of \$1,575.61 and constructing a total of two (2) signs for a total cost of \$3,151.22. The funds to meet this expense will be provided by account #3150 – Property Fund. The Board will vote on this at the next open Board meeting on June 5, 2024.

J. Snyder stated that an Ad-Hoc Committee researched possible tenants for the soon-to-be **vacant commercial space**. Management is currently working on a deal with a Deli that is showing interest in renting the commercial space.

He mentioned that the **72-hour parking spaces at Leisure Fair** are being monitored by LVWA cameras.

The **SP Spaces** in the Willow section of the village is for guests and service personnel. They may get a pass at the Route 70 gatehouse if they wish to stay overnight. It must be hung in the rear-view mirror of the vehicle parked in the space.

The **Department of Air Force** from the joint base has requested to test LVWA ponds and retention basins since they fly over the area frequently. Management has granted them permission. Permits have been filed with Manchester Township to treat the ponds for algae.

The **trees** that are alongside the powerlines on Colonial Drive/LVW's side will be trimmed due to the construction on the bridge. The residents in that area that will be affected will be notified by the Association.

**Manchester Township** has accepted all documents submitted by LVW for the Club Encore structure and the Bocce Court structure. They will have 20 days to approve the permits.

It is important when there is an incident involving **dog incidents** that is reported immediately to both Manchester Township and the Association office.

The Grounds Department has begun checking and turning on the irrigation system.

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

F. Weinstein mentioned that while playing Mah-jongg in Club Encore, she was pleased to see how many people are using the facilities.

The next "**Coffee with the Board**" will be held on Saturday, May 4<sup>th</sup> at 9:00 AM in Club Encore.

A **sample chair** for the Club Encore patio was previously presented that could replace the current Adirondack chairs. Residents reported positive feedback to the Board but some mentioned that the new chairs are heavy and this is because they are commercial chairs. The Board will be replacing some of the Adirondack chairs with the new chairs.

The Board is developing a **food pantry** in the commercial space. A. DAMato has been tasked to reach out to the volunteers that submitted their interest to the Association to move forward with the Food Pantry. He hopes it will be running by September. This will be for LVW residents only.

E. Murphy announced that he will be resigning from the Board effective August 30, 2024. He thanked the Boards that he has worked with over the years, Management, Administrative staff, and Recreation. He also thanked the residents for letting him serve and supporting him.

THERE IS NO UNFINISHED BUSINESS.

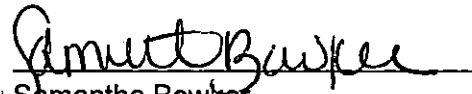
#### NEW BUSINESS:

1. Manchester Township has brought forward a concern in reference to the expansion and adding of patios, fences, and expansion of decks in condo 96. Until this can be rectified, *W. Steinman moved that the proposed Architectural Specification 1\_17, "Privacy Fence for Encore Models Only" be placed on hiatus and for issuing any permits for patio expansions or additions, installation of additional fencing, or expansion of decks until it is clarified with the township to address these. S. Leslierandal seconded. There was no discussion and a vote was called. All were in favor. Motion carried.*
2. The revisions to Architectural Specification 1\_1, "Landscaping in the Five-Foot Area by Residents" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on June 5, 2024.
3. The revisions to the Policy for "Vehicle Use and Vehicle Parking" were presented as attached to the agenda. There were a few more minor revisions made. The Board will vote on this at the next open Board meeting on June 5, 2024.
4. The Solar Data report for FYE 9/30/2024 is available for review as attached to the agenda. Any questions, residents may contact the Accounting Administrator.

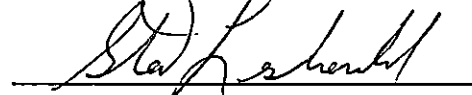
C. Lupo thanked the Board and Residents for best wishes during his surgery.

The next open Board meeting will be held on Wednesday, June 5, 2024 at 7:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:00 PM.



Samantha Bowker  
Administrative Assistant



Steven Leslierandal  
Board Secretary

Approved: June 5, 2024