

The meeting was called to order at 1:03 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.

ITEMS VOTED ON: (continued in Community Manager's Report)

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 May 1, 2024 minutes. W. Steinman seconded. A vote was called and all were in favor. Motion carried. There were comments and questions from an audience member.

I.Gilbert moved to contract with Universal Fitness for the annual maintenance of the gym equipment for a cost of \$1,706.00. The funds to meet this expense will be provided by account #8430 – Repair and Maintenance/Recreation Equipment. A.DAmato seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

W. Steinman moved to contract with Curry Electric to re-configure the electrical wiring for the new stage lighting and install light switches in the production booth in Club 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. E. Murphy seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

A.DAmato moved to approve 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. S. Leslierandal seconded. A vote was called.

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

Motion carried. There were questions from the audience.

S. Leslierandal moved to approve Architectural Specification 1_1, "Landscaping in the Five-Foot Area." C. Lupo seconded. There were questions and comments from an audience member. A vote was called and all were in favor. Motion carried.

I.Gilbert moved to approve the revisions to Policy for "Vehicle Use and Vehicle Parking." W. Steinman seconded. A vote was called and all were in favor. Motion carried. There was a question from an audience member.

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.

The Board approved Anne Niebergall, Roseann Walters, and Catherine Sutton as new members of the Welcome Committee.

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

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

M. Lighthipe proposed the purchase of two commercial vacuums for Willow Hall and Club Encore. The following quotes were reviewed:

Vacuum	Vendor	Cost for Two
Sanitaire Commercial Vacuum	Amazon	\$648.88
Hoover Commercial Hushtone	Quill	\$703.71
Oreck Commercial U2000	Global Industrial	\$716.42

She is recommending the purchase of two (2) Sanitaire commercial vacuums from Amazon at a cost of \$648.88 since Sanitaire vacuums are well known within the industry for their superior quality and reliability. The funds to meet this expense will be provided by account #3150 – Equipment Replacement. The Board will vote on this at the next open Board meeting on July 3, 2024.

The Board requested that M. Lighthipe submit pricing on ADA chairs for use in the Clubhouses. The funds to cover the cost will be provided by the Bingo Club for 25 chairs at a cost of \$4,127.34.

M. Lighthipe gave a report for the Recreation Department.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

Part of the roofing project is replacing the **gutter systems** on residential units with 6" gutters and leaders. Below are the bids for gutter replacements on these units;

Gutter Contractor	6" Gutter Per Linear Foot	6" Gutter Total
	17,581	Total
Fischer Roofing	\$5.00	\$87,905.00
Hart 2 Hart	\$5.50	\$96,695.50
Russo	\$6.00	\$ 105,486.00
Mexum	\$7.00	\$123,067.00

Management is requesting approval for Fischer Roofing to replace the gutter and leaders on the roofs being replaced this season for a total cost of \$87,905.00. The funds to meet this expense will be provided by account #3270 – Capital Replacement/Roofs. The Board will vote on this at the next open Board meeting on July 3, 2024.

There have been on-going problems with **aggressive dogs** in the village. The Board recently met with a group of residents listening to their concerns and ideas. As per the Pet Policy, Residents must register their pets with the Association and Manchester Township. A form will be available at the Association office, on FRONTSTEPS and in the LVW magazine. If you have not done so already, you will be given 60 days or by August 30, 2024 to do so. Residents should also make their HO6 insurance aware if they have a dog. The Board will be discussing enhancing the dog park in their Goals and Objectives.

The **pools** are open and off to a great start. Residents are reminded to have their key fob or access card to enter the pool. Badges are not transferrable and residents must always remain with their guests. QR codes are not accepted at the pools. Smoking and Vaping must be done in the designated areas.

The Club Encore **hot tub** will open on June 6, 2024. The hot tub will be drained every two weeks to keep the scale and corrosion from building up on the tiles and plaster. The hot tub will remain open until October, more details will follow in the coming months and will be posted on FRONTSTEPS and/or announced at an open Board meeting. The Board agreed to keep Club Encore pool open an extra two weeks for residents only.

Resident correspondences including emails need to include the residents name and address. Managers emails are listed on FRONTSTEPS. Residents should address the proper manager for their issues or concerns. If the Manager cannot resolve the issue, contact the Community Manager. If he cannot resolve the issue, contact the Board of Trustees, or request an ADR conference.

The **Holiday dumpster** is to be only used for household trash only. Bulk items are not accepted.

Residents must remain with their **guests** when inside the Clubhouses. Access cards and Key Fobs are non-transferrable.

Items at the curb may be considered **garbage** and picked up by the village for a charge. The Association office should be notified if arrangements have been made for pickup.

The Architectural Committee will be updated on **decks and patios**.

An update on the **progress** for the Club Encore Structure and Bocce Courts Structure was provided.

As the Board and Residents are aware, the Association has been in litigation with Manchester Township over the repair of water and sewer lines within the community. The courts have ruled in favor of Leisure Village West Association's position that these lines should continue to be the Township's responsibility to repair as they have done for the past 50 years or so. The terms of the agreement are as follows: Township is giving up the right to appeal the judgement, Township to reimburse LVWA \$12,184.30 in repair costs, Township to own and repair the particular lines moving forward, Judgement to be recorded with the County Clerk to prevent a dispute in the future, and mutual release as to claims regarding the particular lines. Management is recommending the Board accept these terms. *W. Steinman moved to accept the terms of the agreement with Manchester Township regarding the repairs for the water and sewer lines for LVWA. S. Leslierandal seconded. A vote was called and all were in favor. Motion carried.*

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

The Board thanked the Bingo volunteers for their hard work which makes it a successful event. There is currently \$14,000 approximately in the account and some of the funds will be used to purchase chairs and benches for the community. They are looking for volunteers to help sell paper games, call-back from the floor when someone yells Bingo, and a caller.

The Board is asking Clubs to help pay for the music license, roughly \$75 per Club since it is currently funded by the operating budget.

The Food Pantry is being developed for the Village and A. DAmato will be meeting with the County regarding the space. He is managing the volunteers list and anyone interested may submit an email to association@lvwa.net. Volunteers will be required to sign a confidentiality agreement. A letter will be drafted to solicit funds for the food pantry.

The Board reminded residents to treat staff with respect especially when they must enforce the rules.

UNFINISHED BUSINESS:

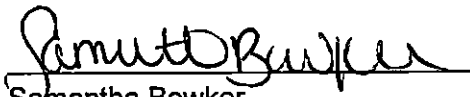
1. A new Architectural Specification 1_17, "Privacy Fence – Encore Models Only" was re-presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 3, 2024.

NEW BUSINESS:


1. Revisions to Policy Resolution, "Committee Membership" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 3, 2024.
2. A new Architectural Specification 4_6, "Electric Vehicle Charging Station for Units with Garages Only" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 3, 2024.
3. Revisions to Architectural Specification 9_1, "Porch Railing" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 3, 2024.
4. Revisions to Architectural Specification 9_2, "Stair or Ramp Railing" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 3, 2024.
5. Revisions to Architectural Specification 3_5, "Install/Replace Storm Doors with or without Retractable Screen" were presented as attached to the agenda. The Board will vote on this at the next open Board meeting on July 3, 2024.

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

There being no further business, the Board meeting adjourned at approximately 2:18 PM.



Samantha Bowker
Administrative Assistant



Steven Leslierandal
Board Secretary

Approved: July 3, 2024