

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: David Merritt from McGovern Legal Services, LLC who is counsel for the Association was present to state the impact and process regarding the active lawsuit vs. LVW/Employees. (He left the meeting at 1:08 PM)

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

S. Leslierandal moved to waive the reading of the minutes. W. Steinman seconded. A vote was called and all were in favor. Motion carried.

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

A.DAmato moved to approve the purchase of 50 panels, 25 posts and screws to repair the fences between Pulham Court and the Maintenance Shop and to also repair the wood shop fence from Lowe's and utilize in-house labor to install the needed 50 panels and 25 posts for a total cost of \$3,841.65. 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.

E. Murphy moved to adopt the Operating Budget, Reserve Funding and Maintenance Fee Schedule for FYE 9/30/25, as presented at the meeting on July 24, 2024. S. Leslierandal seconded. There was Board discussion and Audience comments and questions. A vote was called.

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

Motion carried.

C. Lupo moved to approve revisions to Architectural Specification 1_17, "Privacy Fence – Encore Models Only." A.DAmato seconded. There was no discussion and a vote was called. All were in favor. Motion carried.

PRESENTATION OF REPORTS:

COMMITTEE REPORTS:

The Board approved Janet Ramos as a member of the ADR (Alternate Dispute Resolution) Committee.

- Barbara Owens, Chairperson, gave a report for the Architectural Committee.
- Michael Morizio, Chairperson, gave a report for the Community Services Committee.
- Chuck Corvo, Chairperson, gave a report for the Finance Committee.
- There was no report for the Administration Committee.

M. Lighthipe gave a report for the Recreation Department which included a report for Bingo.

COMMUNITY MANAGER'S REPORT: (J. Snyder)

- As a safety precaution, residents are asked to check their fire extinguishers as they do expire.
- The 20-year-old (2004) Honda GX390 with Cat pump power washer is no longer operational. It is not cost effective to replace the motor with the age of the unit. The following quotes were received;

VENDOR	POWER WASHER	PRICE (TAX INCLUDED)
ACE TOOL	MI-T-M PRESSURE WASHER 4000	\$4,207.42
PITTSBURGH SPRAY EQUIPMENT CO	4200PSI DIRECT DRIVE CAT PUMP BY SIMPSON	\$1,447.97
PITTSBURGH SPRAY EQUIPMENT CO	PRESSURE PRO 4200PSI VIPER PUMP	\$1,993.39
PRESSURE WASHER DIRECT	BE POWER EQUIPMENT PROFESSIONAL 4000PSI GENERAL PUMP	\$1,649.48

Management is recommending to purchase 4200PSI Direct Drive Cat pump by Simpson pressure washer from Pittsburgh Spray Equipment Co. for a cost of \$1,447.97. Upon recommendation from Management, *W. Steinman moved to approve the purchase of a 4200PSI Direct Drive Cat pump by Simpson pressure washer from Pittsburgh Spray Equipment Co. for a total cost of \$1,447.97. The funds to meet this expense will be provided by account #3150 – Property Fund. S. Leslierandal seconded. There was a question from the audience. A vote was called and all were in favor. Motion carried.*

- The irrigation well pumps and motors purchased at the beginning of the season were used and now need to be restocked. With the lawn restoration project beginning soon and the continued summer heat, there is a need to restock the supply of pumps and motors to be prepared if there are any well failures. Management went out to bid and received the following quotes;

VENDOR	MOTOR X'S 3	PUMP X'S 3	DELIVERY	TOTAL W/TAX
PUMP PRODUCTS	\$4,593.33	\$5,366.76	-	\$10,619.96
SUPREME WATER SALES	\$4,196.85	\$2,830.62	\$249.24	\$7,758.79
ALWAYS PURE	DID NOT SUBMIT TO DATE			

Management is recommending to purchase three pumps and three motors from Supreme Water Sales for a total cost of \$7,758.49. This expense will be charged to account #3260 – Capital Replacement Fund/Irrigation-Well Motors. Upon recommendation from Management, *I. Gilbert moved to approve the purchase of three pumps and three motors from Supreme Water Sales for a total cost of \$7,758.79. The funds to meet this expense will be provided by account #3260 – Capital Replacement Fund/Irrigation-Well Motors. W. Steinman seconded. There was a question from a Board member and a vote was called. All were in favor. Motion carried.*

- As part of Leisure Village West's seven (7) year contract with Viking Pest Control, Viking must perform a preventative treatment on all homes during the contract period (approximately 385 per year). A FRONTSTEPS bulletin with a spreadsheet providing dates of treatment by Condo and Address will be sent to residents.
- There have been many reported overnight parking violations to the Association and the Board is considering towing any vehicle parked overnight on the street without warning.
- The LVW Deli will be receiving their final permit from the Township on August 8th and hope to open within two weeks.
- The Community Manager will be meeting with Manchester Township Mayor, Robert Arace regarding new patios and expansion of patios.

- The inspections of five-foot areas have begun. Residents will be notified by a door hanger if they are in violation.
- The reserve study is underway and the initial inspections have begun.
- The Board discussed in a workshop session allowing up to six children in addition to the four guests already allowed per unit at the pools. After much discussion, *A. DAmato moved to approve allowing up to six children as guests, in addition to the four adult guests already permitted at the pools with pre-approval from the Association office for the rest of the 2024 pool season. C. Lupo seconded. There was no further discussion and a vote was called. All were in favor. Motion carried.*
- Howard Height, IT/Facilities Manager presented a PowerPoint regarding the new LVW Website which will launch in September.
- J. Snyder gave an update regarding the conditions of the lawns.

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

- The radar speed signs will be ready by the next open Board meeting.
- The Board will be holding a Townhall meeting on Tuesday, September 10th from 6:00PM to 8:00PM regarding proposed Bylaws amendments for transfer fees and electronic voting, and discuss bulk television since the Verizon contract is ending October 2025.
- F. Weinstein thanked C. Lupo and E. Murphy for serving on the Board of Trustees.

THERE WAS NO UNFINISHED BUSINESS.

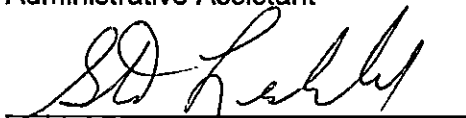
NEW BUSINESS:

1. Revisions to Architectural Specification 2_5, "Installation of Garden Window – (Kitchen Window Only)" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on September 4, 2024.
2. A new Architectural Specification 3_13, "Window to Patio/Deck Door- (Ritz Model Only)" was presented as attached to the agenda. The Board will vote on this at the next open Board meeting on September 4, 2024.

The next open Board meeting will be held on Wednesday, September 4, 2024 at 1:00 PM in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:37 PM.


Samantha Bowker
Administrative Assistant


Steven Leslierandal
Board Secretary

Approved: September 4, 2024