

Silver Ridge Park East Homeowners Association and Annual Meeting Minutes March 3, 2022

The joint March HOA Meeting/Annual Meeting was called to order at 7:05 p.m. by Vice-President Philip Cupo.

After the Pledge of Allegiance, Phil asked for a moment of silence in solidarity with the valiant people of Ukraine, who are fighting for their freedom tonight.

Roll Call of the Board of Trustees

The following trustees were present: Gail DiNicolas, Section 1. Joan Ward, Section 3 (via Zoom). Peter Szybel, Section 4. James Clarke, Section 6. Oliver Oramas, Section 7. Mary Conery, Section 10. Debbie Moriarty, Section 12. Mary Fiore, Section 8, and Blanche Pollard, Section 9, were not present. The trustee positions in Sections 2, 5 and 11 are vacant at this writing.

Thirty-six residents signed the attendance book.

Election Vote-Counting Process

The association president is elected annually. This year, the trustee positions in even-numbered sections were up for election, along with section 3, where Joan Ward had been appointed pro tem last year, and sections 5 and 11, which were vacant. Voting closed on March 2.

Phil explained the process. The ballot box was opened by Election Committee Chair Nina Callari.

The ballots were counted and sorted by section. A total of 178 eligible ballots were received for the office of president, and 127 eligible ballots were received for the nine trustee elections. The ten volunteer members of the Election Committee then counted the votes for each section. Each volunteer's counts were double-checked by other volunteers.

Election Results

President: Philip Cupo – 176. Robert Clark (write-in) – 1. Debbie Baragall (write-in) – 1.

Section 2 Trustee: Patrick Tatulli (write-in) – 4. Debbie Barbayallo (write-in) – 1. Noreen Muller (write-in) – 1.

Section 3 Trustee: Joan Ward – 12.

Section 4 Trustee: Peter Szybel – 24.

Section 5 Trustee: Anita Chiarello (write-in): 1

Section 6 Trustee: James Clarke – 20

Section 8 Trustee: Mary Fiore – 18

Section 10 Trustee: Mary Conery – 24

Section 11 Trustee: Michael Joffe (write-in) – 1. Judith Osip (write-in) – 1.

Section 12 Trustee: Debbie Moriarty – 20

A homeowner questioned the vote total in section 11, saying he had also cast a write-in ballot for Michael Joffe. Committee members later reviewed the matter and found that one of the two ballots for Michael Joffe was in the wrong envelope and was therefore ineligible. Judith Osip later withdrew her name, so Michael Joffe was officially elected.

Anita Chiarelli also withdrew her name, which leaves the section 5 trustee position vacant.

The new president and the new and re-elected trustees will assume their offices on April 1.

Comments from the newly elected President and re-elected Trustees

Phil thanked Nina Callari and the Election Committee volunteers their excellent work in preparing for and implementing what is a new process for everyone.

He said he was honored to be elected president and looked forward to working with everyone.

Phil also thanked current SRPE president Robert Clark – who did not seek re-election due to professional and family responsibilities – for his leadership during this difficult, COVID-dominated time, and for his many efforts to get more residents engaged with our community.

The re-elected trustees thanked everyone who took part in the election and pledged to work together to continue to enhance the community.

Announcements by Vice-President Philip Cupo

The board has decided not to switch the meeting dates for the HOA and Agenda meetings because Park Echo deadlines mean that the monthly HOA meeting minutes would not appear in print until about six weeks after the meeting takes place.

It has been suggested that we convert one of the bocce pits into either a horseshoe pit or a flower and shrubbery garden. Feedback from residents is welcome during the open discussion part of the meeting.

Minutes of the Previous Meeting

A motion to approve the minutes of the February 3, 2022, meeting was made by James Clark, seconded by Oliver Oramas, and approved unanimously.

Treasurer's Report

Mary Conery presented the Treasurer's Report on behalf of Dru Sangemino. With a month to go in the fiscal year, we are seeing a surplus due to reduced legal fees, tree expenses and liability insurance, although a major storm in March could increase tree costs. Mary made the motion to approve the report, which was seconded by Peter Stzybel and approved unanimously.

Administrative Report

Mary Conery said 37 homes have been sold in the last year. Fifteen homes are currently for sale. There are currently two violations and one outstanding fine. There were five liens, no bankruptcies and two foreclosures.

A trained yoga instructor will be providing classes, starting in May, on Wednesdays at 3 p.m., at a per-person cost of \$5.00 per class. Look for details in the April issue of the Park Echo.

If you know someone who is homebound or too frail to bring their garbage or recyclables out to the curb, Berkeley Township Public Works employees will help. Information on submitting the request form required by the Township for this assistance is available in the clubhouse office and the Park Echo.

Volunteers were thanked for cleaning snow from around fire hydrants and repairing the kitchen ceiling.

We are organizing a new group of volunteers willing to do simple jobs – such as raking, washing the picnic tables and the clubhouse windows, scraping and painting the bocce frames, and power washing the picnic area – one day a week for 1-2 hours. If you are interested, contact Mary.

Old Business

By-Laws Committee Update: James Clarke said the committee is making substantial progress. He suggested residents look at Dru Sangemino's articles in the Park Echo for further updates on this complicated task. And if you still have suggestions for changes, contact him.

Berkeley Township Senior Coalition Update: Phil Cupo said the Coalition ADR chair will be taking the mediation training course and then teach others how to serve as mediators. The communities continue to follow CDC guidelines regarding their clubhouses. In the coming year, the coalition's priority will be working together on matters of mutual concern. Most meetings will be only for presidents and vice-presidents, but two meetings each year will be open to all coalition members. The minutes of all meetings will be e-mailed to all members.

New Business

Motion #1: To ratify the Architectural Committee's approval of improvements at 5 Chamberlain Court, including moving air conditioning units and installing a patio and side and front walkways.

The motion was made by Debbie Moriarty, seconded by James Clarke, and approved unanimously.

Section Reports

Most of the trustees said all was quiet in their sections. Section 12 Trustee Debbie Moriarty said she received a few complaints about storm damage and streets, and noted that both Woodbury and York are on Berkeley Township's re-paving list for this year.

Clubs and Committees

Billiards Club: Linda Bross said they are having fun.

Entertainment Committee: Mab Finch said that events over the past nine months earned a net profit \$567.88. The money will be used for future activities. She also stressed the importance of responding by the deadline, as the advance payments help pay for the event and the number of attendees is important for planning and buying food. Check the Park Echo for details on future events. If you would like to work with the committee, contact Gail DiNicolas.

Garden Committee: Meetings will resume in April.

Hospitality Committee: The committee was thanked for supplying the coffee and baked goods for this unusually long meeting. The committee members said they are looking for more volunteers.

Park Echo: The deadline for submissions for the May issue is April 8.

Roamers: Oliver Oramas said there will be no Roamers dinner in March, but if you have suggestions for April, contact him. He encouraged residents interested in a nice BYOB meal at a reasonable price to join their monthly excursions. Details on upcoming outings will be in SRPE e-mail blasts.

Sunshine Club: Elva Hall said in the past year, she sent out 44 Park Echos to former residents, 32 get well cards and 21 sympathy cards, and reported that she had \$29.18 left from the \$50 provided by the association in January for cards and postage. She reminded residents to contact her if they learn of a neighbor who would appreciate a card.

There were no reports, or reports of no significant activity, from the Architectural, Beautification, Common Grounds, Flea Market, Garden, Golf, Library, Trees or Welcome Committees, or the Bocce, Exercise, Pins and Needles, or Women's Clubs.

Open Discussion and Questions from Members

A resident who asked if she could contribute to the Sunshine Club was advised that SRPE financially supports the club.

Another resident said that some clubhouse key cards have not been updated to allow people access in the evenings and on Sundays. She was assured that the matter would be addressed.

Several residents called attention to scams preying on older people: One in which your caller ID says Verizon but is really about fake purchases on Amazon and an attempt to get your credit card information; another purporting to be from JCP&L threatening a cut-off unless you give them your credit card number; and a third purporting to be from TD Bank about your ATM card. It was suggested that we work with the police to receive updates on current scams and that the information be featured in the Park Echo. A resident said the police department has flyers on current scams.

Another resident said people should take more care with cardboard recycling on windy days, as it blows around in the streets and is not picked up.

A resident commended the Entertainment Committee for the excellent Mardi Gras event.

Residents expressed no preferences on converting the second bocce court, but one person suggested that an overall re-arrangement of the outdoor recreation area might be considered.

A resident noted that property reassessments in nearby municipalities have resulted in tax increases.

Homeowner Karen Crossley said she was interested in running for a trustee position.

Oliver Oramas encouraged people to join the free Latin dancing lessons at 6:00 p.m. on Wednesday, April 13, and Wednesday, April 20.

Resident Jeff Chiarello invited people to join him at his Doo Wop parties from 6-9 p.m. on the fourth Friday of each month at the clubhouse, where he will share his extensive collection of Doo Wop music. The parties are free. BYOB and snacks to share. Pizza will be ordered, with the cost divided among those who want it.

Adjournment

The meeting was adjourned at 8:50 p.m. The next HOA meeting will be Thursday, April 7, 2022, at 7:00 p.m. at the clubhouse.

Kathryn Forsyth

Recording Secretary

/s/ signature