

Silver Ridge Park East Homeowners Association Meeting Minutes August 4, 2022

President Philip Cupo called the meeting to order at 7:05 p.m.

Roll call of the Board of Trustees

Gail DiNicolas (Section 1), Joan Ward (Section 3), Peter Szybel (Section 4), James Clarke (Section 6), Oliver Oramas (Section 7), Blanche Pollard (Section 9), Mary Conery (Section 10) and Debbie Moriarty (Section 12) were present. Patrick Tatulli (Section 2) and Michael Joffe (Section 11) were not present. Twenty-three people signed the attendance sheet.

Announcements by President Phil Cupo

- Items received through the suggestion box and the web site: 1) A question as to why SRPE does not provide individual home lawn services. The board responded that this would require an increase in dues. 2) Questions about the supply of disposable plates and bowls in the kitchen. This has been addressed. 3) A suggestion that volunteers be recruited to maintain the common areas in the “court” streets in which they live. This will be discussed. 4) A suggestion that the web site include more forms that can be completed and sent to the office on-line, rather than printed and completed by hand. This will be addressed.
- Discussion of the tabled motion on the controlled culling of the deer herd has been suspended. The board will not vote on anything until they receive accurate and consistent information from the Berkeley Township Senior Coalition and township officials, and until their questions and the questions raised by our residents are adequately answered.
- Only homeowners and tenants are allowed to speak at HOA meetings. All speakers must state their name and address. At the June meeting, some speakers were not SRPE residents. The board needs to know where people live so they can address their concerns.
- The trustee offices in sections 5 and 8 are vacant, as is the vice-presidency. At this point in the year, people can be appointed to these offices and do not have to run for election now. No expertise is required, just a commitment to supporting and enhancing the community. Everyone brings valuable insights and skills to the table, and we respect each other’s views. If you would like to join us, contact the office. You do not have to live in a particular section to serve as its trustee.
- If there is a catch basin lid near your property, clear it of any debris. Thunderstorms will result in flooding if the water has nowhere to drain. If you can’t do it, call the office; a volunteer will help.
- Trash – including bulk household items that you want the public works men to take – cannot be left in front of your house or on the curb before 4 pm on Tuesdays. Some homeowners have had junk outside their houses for several days. This is not permitted.
- Let the office know if there are large branches overhanging the road near your property. Street-sweepers can’t get through if their path is blocked.

Approval of the Minutes of the Previous Meeting

The motion to approve the minutes of the June 4, 2022, meeting was made by James Clarke, seconded by Blanche Pollard, and approved unanimously.

Treasurer’s Report

Dru Sangemino said four months into the fiscal year, we are in comfortable shape for now. Income is slightly higher than anticipated thanks to more clubhouse rentals, especially the monthly rental by the Italian American Club. Tree costs are half of what they would normally be by this time of year, but we

still need to get through the winter. A motion to approve the report was made by Joan Ward, seconded by Debbie Moriarty and approved unanimously.

Administrative Report

Mary Conery reported that two home sales closed in July, four violations are in progress and liens are being monitored by the attorney.

Residents are responsible for paying their dues on time. A \$25 fine is imposed on payments that are more than 30 days late.

Mary thanked the Gray Power group for the more than 20 jobs they have completed, and commended the Garden Club for the new office garden and all the weeding they have done.

CONTINUING BUSINESS

By-Laws Committee Update: James Clark said the proposed changes to the by-laws and covenants and restrictions are under attorney review. When that is complete, they will be submitted to the community for a vote.

Alternative Dispute Resolution Committee Update: Joan Ward said ADR procedure forms are available in the office and on the web site. The attempted resolution of disputes should first be addressed by the office and then by the section trustee before resorting to ADR.

Web Site Committee Update: Kathy Conte said it was working well and encouraged residents to contact her with suggestions.

NEW BUSINESS

Motion #1: To increase the Capital Contribution/New Membership fee assessed on all new home purchase and sale agreements dated October 1, 2022, and beyond from \$650 to \$1,000. Mary Conery said this fee increase would not affect current homeowners and would only apply to new buyers or deed transfers. The revenue would be applied to the Replacement/Reserve Fund, which has been found to be significantly underfunded. In 2021, the increase would have generated an additional \$13,650 from the 39 homes sold. Mary made the motion, which was seconded by Joan Ward.

Oliver Oramas called for a Point of Order to require a roll call vote on the motion. He said while he agreed that an increase in the fee was justified, a 53.85% increase was excessive given the current economic climate and its impact on the marketing of SRPE homes.

Further discussion ensued, resulting in a Point of Order to table Motion #1, but an error in parliamentary procedure led to the roll call vote being continued after the second Point of Order. The motion to table the matter was approved by a vote of five yes (Gail, James, Oliver, Blanche and Debbie) and three no (Joan, Peter and Mary).

The board will discuss this matter further at the August 18 agenda meeting. Any amendments to Motion #1 will be acted upon at the September 1 HOA meeting.

Motion #2: To approve a new annual HAVC maintenance contract with Neil Slattery Plumbing Heating Cooling at a cost of \$795 per year. Mary Conery said this will ensure that SRPE will be on the vendor's emergency priority list, with a response time of 1-2 days. The clubhouse AC failed in June and the former vendor never responded to our request for service. The cost is comparable to what we have paid in the past (\$1,265 in 2020 and \$750 in 2021). Mary made the motion, which was seconded by Debbie Moriarty and approved unanimously.

Motion #3: To ratify the Architectural Committee's approval of renovations and additions at the following properties: 1) Removal of a stone patio and firepit, installation of a concrete patio and walkway, and installation of a 4-foot, open-slat aluminum fence around the patio at 1090 Edgebrook Drive South. 2) A shed at 4 Sherwood Lane. 3) A gas fire pit at 5 Chamberlain Drive. 4) A shed at 1078 Edgebrook Drive South. 5) A patio at 8 York Street. 6) Replacement of an aluminum 3-season room with a wood frame, roof, matching siding, new electrical fixtures and footings at 35 Edinburg Drive. 7) A

patio at 3 Norwich Drive. 8) Solar panels at 59 Edinburgh Drive. 9) Replacement of a walkway with pavers at 14 Sutherland Court. Debbie Moriarty made the motion, which was seconded by Oliver Oramas and approved unanimously.

SECTION REPORTS

While there were some minor issues, everything is quiet. Joan Ward encouraged people to take care of weeds by their curbs and nearby common areas, and debris on their own properties. Pete Szybel asked for volunteers to help maintain the common area.

CLUB AND COMMITTEE REPORTS

Architectural Committee: Residents were reminded that you need committee approval if you plan to do anything to the exterior of your property. Dog houses are not permitted.

Billiards Club: They meet on the 2nd and 4th Tuesdays and have a good time.

Bocce Club: They play at 7:00 p.m. on Wednesdays and everyone is encouraged to join them.

Entertainment Committee: The community picnic will be Saturday, August 27. The cost is \$1 for residents and \$5 for guests. Details in the Park Echo. The coffee house series will resume on September 21 (\$5 at 7:00 p.m.) with the AKA Band (acoustic classics and rock.)

The Health Fair is on Wednesday, October 13. Details in the Park Echo. If you need transportation to the Health Fair, contact the office and someone will pick you up.

Flea Market: The July flea market was very successful. The next indoor flea market will be on Saturday, September 17. Details in the Park Echo.

Garden Club: They meet on the 2nd and 4th Mondays of the month. The Labor Day bake sale will be Friday, September 2, from 4-6 p.m. and Saturday, September 3, from 10 a.m.- noon. Residents should check the Park Echo for details on the plans for the engraved brick patio. The club would appreciate the help of any retired bricklayers or landscapers in the community as project volunteers.

Gray Power: They meet 9:00 a.m. every other Tuesday for 60-90 minutes to undertake chores around the clubhouse such as window washing, raking, and power-washing. If you can contribute some elbow grease to the maintenance of our joint assets, join them.

Hospitality Committee: They could use another volunteer to help set up prior to HOA meetings.

Pins and Needles: They meet every Tuesday from 1-3 p.m. and have fun.

Roamers: The Roamers will be dining at the Spanish Potato in Brick on Thursday, September 22. Details via e-mail blast, or contact Oliver Oramas directly.

Trees: We are significantly under budget at this point, but the work has been slower because of the heat. Remember: Only dead, diseased or dangerous trees are eligible for removal.

Welcome Committee: The committee delivered six welcome packs to new residents. They could use another volunteer or two to help welcome people to SRPE.

PUBLIC DISCUSSION

Several residents supported the Motion #1 fee increase to bolster the replacement fund, but some suggested that it should be less than the \$350 proposed. Other residents said that a significant increase at SRPE – which offers fewer amenities than many other local 55+ communities – could affect the sale of homes here, as potential buyers are looking to maximize value for their money in the changing housing market.

A resident asked about the complaint resolution processes, and how fines are collected and reported. Several trustees and officers explained the role of the township officials, the issuance of violation letters, and how accumulated fines, liens and bankruptcies are addressed.

The meeting was adjourned at 8:15 p.m.

The next meeting will be Thursday, September 1, at 7:00 p.m.

Kathryn Forsyth
Recording Secretary
/s/ signature