

Silver Ridge Park East HOA September 7, 2023 Meeting Minutes **(As amended at the October 5 board meeting)**

(Minutes are unofficial until approved by the board)

President Oliver Oramas called the meeting to order at 7:05 p.m.

Roll Call of the Board of Trustees

Trustees Trudy Venskus (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3, via Zoom), Peter Szybel (Section 4), Susan Swain (Section 5), James Clarke (Section 6), Mary Conery (Section 10), Michael Joffe (Section 11) and Debbie Moriarty (Section 12) were present. Sections 7, 8 and 9 are vacant. Thirty-one residents signed the attendance sheet.

Announcements by President Oliver Oramas:

Section 8 Trustee and House Committee Chair Tom Coffey has resigned from the board. We thank him for his service to our community, especially for all the advice he gave us on improving our fire extinguishers and fire alarm systems.

Updates on matters raised in the residents survey:

Bingo at the clubhouse: A few years ago, a group of trustees and dedicated volunteers worked very hard to make this a reality, but the main impediment was the need to have a crew of at least 20 volunteers who commit to showing up for every game day to run the operation. Our community is small, and it's just not a feasible undertaking for us.

Alternative methods by which to pay dues: If we accepted credit cards, SRPE would have to pay the 3-1/2 percent usage fee. It is only \$2.55 per transaction per quarter, but if even 1/3 of the residents paid their dues by credit card, it would cost us more than \$2,000 per year in fees. The board does not think this is a reasonable use of everyone else's dues money. Bank auto-pays are much easier. The office can give you the information you need to authorize your dues to be withdrawn from your account on a quarterly basis.

Upgrade of the audio system at the clubhouse: This will require the replacement of our entire system, and it won't be cheap. More information at our next meeting.

Live instructors for the exercise sessions: We are discussing this with Berkeley township and the Coalition to see if we can get people to do this at no cost.

A registered nurse at the clubhouse once a month for screenings and consultations: We are looking into this.

Great news about the Trex soft plastics recycling program: As announced in August, if we can collect 500 pounds of this material within six months, Trex will give us a free park bench made of recycled plastic. As of tonight, we have collected 375 pounds of material, so please keep bringing in your soft plastics and deposit them in the box in the lobby.

Tonight, we will be approving the contract with One Call Now, which will allow us to communicate with residents via automated texts, e-mails and phone calls when something important arises, and will also allow us to notify individuals personally when they are late with dues or other matters, minimizing fines and saving SRPE a considerable amount in postage costs. These communications will not be so frequent as to become annoying, the contact list will not be shared with anyone else, and there will be an opt-out option for residents who don't want to participate.

The board is responding to a resident request that we install handicapped facilities in our clubhouse bathrooms. Mary Conery will have an update later in the meeting.

Residents are welcome to attend our board agenda meetings as observers on the third Thursday of the month at 10:00 a.m. This is an official work session of the board, and residents cannot participate in the board members' discussions.

At the close of the public portion of the meeting, we offer residents the opportunity to comment. But the agenda meeting is not the place to air your grievances. There is an association process by which resident complaints are submitted and addressed by the board. People can also raise their concerns at the public portion of the HOA meeting, and they will be addressed.

Finally, there is a serious problem with the way some residents have been treating the office staff recently. The office staff do not set association policy, and they should not be subject to abuse, yelling and threats by residents who are unhappy about something. Please treat them with courtesy and respect. In the future, we are going to start fining people \$100 for inappropriate behavior in the office.

Approval of the Minutes of the August 3, 2023 HOA Meeting

James Clarke made the motion to approve the minutes, which was seconded by Trudy Venskus and approved unanimously.

Treasurer's Report - Treasurer Dru Sangemino reported that expenses are on track, despite some unbudgeted expenditures by the board and legal fees. With 42% of the fiscal year completed, we have spent 44% of the budget. Debbie Moriarty made the motion to approve the report, which was seconded by Peter Szybel and approved unanimously.

Administrative Report – Trustee Mary Conery reported that in August, seven home sales closed, eight are for sale, seven are under contract and six flippers are renovating homes in the community. Fines collected totaled \$250 and there are three liens. The HVAC ~~and snow removal contracts have~~ contract has been prepared and signed. We are launching a new “Pick Up Sticks” volunteer project to help clean up parts of the common grounds in September and October. There is a sign-up sheet in the office; you can volunteer for as little or as much time as you have available. Finally, for volunteers, there are two sheets in the office, one listing jobs that need to be done and another on which you should record the time you spent on a specific project.

CONTINUING BUSINESS

Handicapped-Accessible Bathrooms Update – The remodel plan includes an ADA-compliant handicapped stall in each bathroom. The architect design plan is expected within two weeks; contractors cannot submit bid proposals until the plan is available. This is a multi-faceted project due to all the ADA requirements and the Berkeley Township permitting process, and the contractors will not be able to start until all their outside projects are done for the year. We appreciate residents' patience as we work to address this request.

Health Fair Update – There are more than 20 vendors/presenters signed up for the Health and Wellness Resources Fair on Saturday, October 21. Details in the Park Echo. The Ocean County Health Department also dropped of Covid tests, which are available free.

Coalition Report – The special guest at the last Coalition meeting was an attorney from Ocean County Senior Services, who discussed two programs that could be helpful to people in these difficult times: SNAP, which provides money on a debit-type card to help pay for groceries, and PAAD, which helps pay for prescriptions. While there are some income limits, this assistance is available now, but you have to apply for it. Contact Senior Services at 732-929-2091 for more information and help in filling out the forms.

NEW BUSINESS

Motion #1: To ratify the Architectural Committee's approval of the following improvements to the following properties: 1) Two garden fences (4 foot and 2 foot) and a 10x10 canopy at 6 Waldwick Court. 2) An 8x8 shed behind 28 Edinburgh Drive. 3) A 14x18 three-season room at 1004

Edgebrook Drive East. 4) A paver extension of the walkway to 6 feet by 27 feet at 34 Sutherland Court. 5) Installment of an 8x6 concrete slab as the basis for a future shed placement at the rear of the house and the expansion of the rear concrete patio to 20x16 feet at 917 Edgebrook Drive North. 6) The placement of river rock on the ground to form a water flowing design at the corner of the common property near 11 Chutney Street. 7) Installment of a 4x4 outdoor shower enclosure at back of the house, a 3x5 shed on the side of house, and a hot tub/swim spa 12 ft long x 89 inches wide x 50 inches high with a privacy open-slatted fence on west side at the rear of home at 1133 Edgebrook Drive South. Debbie Moriarty made the motion, which was seconded by Pat Tatulli and approved unanimously.

Motion #2: To approve the payment of \$1,240 for a one-year contract with One Call Now to provide e-mail, phone and text alerts to SRPE residents. Susan Swain made the motion, which was seconded by Mike Joffe and approved unanimously.

Motion #3: To ratify the homeowners' approval of the changes to the Bylaws. James Clarke made the motion, which was seconded by Mary Conrey and approved unanimously.

SECTION REPORTS

All the trustees reported that things were quiet.

CLUB AND COMMITTEE REPORTS

Architectural Committee – The committee has been busy lately. Debbie Moriarty reminded residents that they must get committee approval for small patio/privacy fences on their properties.

Beautification and Garden Committee – They could use more volunteers.

Billiards Club – Not many people have been playing in the summer, but they expect it to pick up again in the fall.

Common Grounds Committee – They are working to meet residents' expectations in terms of the grass-cutting in the common area.

Entertainment Committee – The August dance was a big success, thanks to DJ Bob Kerns. The dance floor was full all night. Upcoming events include the Comedy Show (\$25, please RSVP by October 9) and the Holiday Dance on December 9. Details on both events in the Park Echo. Singer Amanda Rose will be returning to our Coffeehouse Series in March, 2024.

Flea Market – The Junk in the Trunk flea market will be October 7. The Holiday Craft Show featuring hand-made items will be on November 18. Details on both events in the Park Echo.

Gray Power – Volunteers donated 54 hours of their time in August, which saved the community \$1,717. Work included cutting trees and vegetation, collecting plastic, weeding the bocce court and removing cactuses from the islands. Pat Tatulli said they desperately need more volunteers to maintain the community to the standards residents expect.

Golf Club – They play at 8 a.m. on Tuesdays. Their banquet will be held in November.

Hospitality Committee – They are looking for more volunteers to serve and bring baked goods to the HOA meetings.

Park Echo – The deadline for the November issue is October 7. Please contact Gail DiNicolas as soon as possible if you have something you would like included.

Pins and Needles – They meet every Tuesday from 1-3 p.m. in the library.

Sunshine Club – Elva Hall sent out three Park Echos for former residents, one sympathy card and two get well cards. She urged residents to contact her if they know of a neighbor who would appreciate a card.

Trees Committee – The trees committee has been very active this month.

Welcome Committee – The committee delivered four welcome packs to new residents.

PUBLIC DISCUSSION

A resident said she had several free tickets to September events at PNC Bank Arts Center, which she obtained through the Garden State Arts Foundation and which she was giving away to anyone who could

use them. She noted GSAF has a free special concert schedule for senior citizens. For more information, go to info@gsafoundation.org.

Another resident said contractors have been parking on the island off Southampton Road. Board members said such parking violations should be reported to the office.

A Sutherland Court resident was distressed about the removal of the trees and other greenery from the court's circle and asked what was going to be done to rectify this situation. Oliver Oramas said after a survey of the community, the Sutherland Court circle was found to be very deteriorated and most of the existing trees and vegetation could not be saved. He assured the resident that the area would be refurbished.

Two regular volunteers asked people not to come out complaining to them when they leave bundled brush in front of their homes for the garbage men to pick up the next day. The public works department will not pick up brush from in front of the common areas.

A resident said there are people under 55 living in a home in their neighborhood. They were advised to contact the office, as at least one of the people living in the home must be 55. Children living in the home must be at least 19 years old, and the person over 55 must be living there as well.

SRPE 55th ANNIVERSARY CELEBRATION

At the conclusion of the meeting, Oliver Oramas spoke briefly about the history of SRPE and the man who built our community, Junior Doss. Mr. Doss started his construction career as a framer and then became a home developer; he built more than 3,000 homes and apartments in Toms River and Berkeley, including the four Silver Ridge 55+ communities.

Customer satisfaction was extremely important to him, and his homes were known for their high-quality materials and construction standards, which have allowed them to hold their value to this day. Another priority was the preservation of existing trees and the incorporation of extensive green space and common areas, which give the communities the park-like "village" atmosphere that we still enjoy.

At the conclusion of the meeting, attendees shared a special sheet cake and coffee to celebrate the 55th anniversary of the community.

ADJOURNMENT

The meeting was adjourned at 7:55 p.m. The next meeting will be at 7:00 p.m. on Thursday, October 5.

Kathryn Forsyth
Recording Secretary