

**Silver Ridge Park Association, Inc.**

**Homeowner's Association Meeting**

**Date: October 3, 2024**

**Location: SRPE Clubhouse, 979 Edgebrook Drive N., Toms River, NJ 08757**

**Time: 6:30 pm – 27 residents in attendance; 8 residents on line**

- I. **Call to Order:** President Phil Cupo called the meeting to order at 6:35pm
- II. **Guest Presentation on Part D Medicare:** Speaker from Ocean County Senior Services; Part D Medicare. Stacy outlined the Medicare Prescription plans and how they work alone and when combined with both Advantage and Supplemental plans. She said open registration for these plans runs from October 16<sup>th</sup> through December 7<sup>th</sup>. Trained volunteers from Senior Services will be at the SRPE clubhouse on November 12<sup>th</sup> for those who have signed up for a personalized discussion of available Part D Medicare plans. Homeowners may call Gail at 973-214-3664 to see if any appointment times remain. For those unable to schedule a meeting on November 12, Ocean County Senior Services offers this assistance at two locations locally, including County Connection at the Ocean County Mall and at the Ocean County Library, as well as at a third location in Manahawkin. Stacy urged those who have prescription coverage to check the prices of their prescriptions since they can change from year to year. For further information, call **732-929-2091**. Finally, the website Medicare.gov Plan Finder is available where you can check the cost of Part D plans.
- III. **Roll Call of Trustees:** Present: Trudy Venskus, Pete Szybel, Pat Tatulli, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte, Mary Conery, Mike Joffe. Absent: Debbie Moriarty.
- IV. **President's Announcements:** included notifying members that:
  - A. A vagrant has been observed behind homes on Edinburgh Drive and requesting those who notice him to call police as Trustees are limited in actions they can take to remove him.
  - B. The search for an Office Manager is continuing. Interested owners are encouraged to apply.
  - C. Trustees are seeking a third estimate for the Clubhouse storage area extension.
  - D. Beautification of the landscaping around the clubhouse is tabled until next fiscal year.
  - E. The Finance Committee is being formed to address budgeting for next fiscal year.
  - F. Trustees met with the engineering firm at the last agenda meeting to discuss phase I of the reserve study and are forming a committee to address all aspects of the study in preparation for Phase II.
  - G. The audit of last fiscal year ending on March 31, 2024 has been completed and a meeting will be held with the accountant at an agenda meeting to be announced.
  - H. The next HOA meeting will host Ms. Velus Campbell from Holisticare Hospice.
- V. **Approval of Meeting Minutes:** Motion to approve Minutes of the September 5<sup>th</sup> 2024 Homeowner's meeting made by James Clarke, seconded by Kathy Conte and approved unanimously.
- VI. **Approval of the Treasurer's report:** Treasurer Scott Stern reported that there are a few budget categories showing slightly higher than budgeted expenditures, but he expects them to even out over time. Motion to approve the Treasurer's report was made by Mary Conery, seconded by Kathy Conte and approved unanimously.
- VII. **New Business:**
  - A. **Administrative Report:**
    - A. **Real Estate:** 3 homes sold, 12 homes for sale.
    - B. **Delinquent Accounts and Vacant Properties:** Total liens on properties in SRPE amount to \$34,259.66 as of September 30, 2024; Total of liens and overdue dues and violations is \$42,614.51, half of which is attributable to fines. There are 13 vacant properties.
  - B. **Finance Committee report given by Scott Stern.** Scott announced that budget meetings will be held in the evenings with the first meeting tentatively scheduled for October 28<sup>th</sup>. Owners will be notified of time and location.
  - C. **Coalition Report given by Kathy Conte:**
    - A. Ocean County Library's Homebound and Volunteer Services is a new program offering books by mail, a home borrower's service and mobile library services. Those interested can apply for a library card on the Ocean County Library web site. Programs are available to train and support volunteers who provide these and other services to the community.

- B. Applications to take advantage of the Anchor program must be filed by the end of the month.
- C. The Senior Freeze in New Jersey provides property tax assistance to owners who have lived in New Jersey for at least 10 years and in the same home for at least the last 5 years.
- D. Ocean County homes will be scheduled to be reassessed in the near but indefinite future.
- D. **Reserve Study:** The Engineering firm conducting the reserve study presented an assessment of common elements and a schedule of repair or replacement over the next 20 years. We were advised to increase assessments by \$5 per year to address financing of these items rather than keeping dues stable and requiring a special assessment when common elements are no longer functioning. Owners are encouraged to join the budget meeting where the monthly reserve contribution as well as operating expenses will be addressed.

**VIII. Continuing Business:**

- A. **Goto Meeting:** Mike reported that after working with Kathy and Helen the remote meeting connection issues appear to have been solved and that eight owners are in attendance from home.
- B. **Sidewalk Repair:** Mike stated that an estimate has been received to repair the sidewalk at Chutney Street and the solution will be to grind down the existing concrete at a cost of \$600.

**IX. Motions:**

- A. Architectural Committee: Motion to approve 16'x16' deck and a 10'x8' shed at 10 York Street; a pergola at 75 Edinburgh Drive; a correction to last months approval of a deck from 16 Concord Lane to 15 Concord Lane and to disapprove a 6'x8' shed that exceeds the sidelines of the house at 35 Edinburgh Drive was approved by Jim Clark and seconded by Dave Fuhrman.
- B. Motion to approve an expenditure of \$600 to repair the sidewalk on Chutney Street was approved by Kathy Conte and seconded by Mary Conery.

**X. Section Reports:** Sections 1 – 12 reported no issues other than the vagrant in Section 7.

**XI. Committee Reports:**

- A. **Entertainment Committee:** Gail was pleased to report that she heard compliments from owners who attended the picnic and expressed her thanks to the grill masters and volunteers, and to homeowners who brought homemade dishes to share. She stated that the Health Fair will be in the Clubhouse on November 12<sup>th</sup> between 10am and 12:30. The Craft Fair and Bake Sale will be held on November 16<sup>th</sup>. She asked volunteers to join the committee on November 13<sup>th</sup> to decorate the clubhouse and set up tables for the Craft Fair. After the craft fair the Entertainment committee will be taking a break.
- B. **Common Grounds Committee:** Mike reported that the landscaping company has changed ownership for a third time to American Property Pros, but the crew has not changed. Insurance coverage and licensing documentation have been obtained. The Board has voted not to allow the workers to leave machinery in the parking lot overnight on days when they are working in the community. Owners are welcome to enhance common property behind their homes after submitting their plans to the architectural committee for approval.
- C. **Park Echo:** Gail announced that the deadline to post items in the November Park Echo is October 7<sup>th</sup>.
- D. **Sunshine Committee:** Elva reported that 4 Echos were mailed to former residents, one get well card and 2 sympathy cards. She thanked homeowners who call to let her know a card will be well received.
- E. **Hospitality:** Katherine said she would appreciate help with refreshments at the next HOA meeting.

**XII. Comments from the Membership:** A resident was again expressing concern that receipts of New Owner Fees are budgeted when their amounts are uncertain. He also inquired about where the Club and Committee money goes. He was advised these funds are accounted for separately from the budget and any excess is donated to the Association and charitable organizations. Another owner expressed concern about the deer and wondered whether there are programs underway to control the population. Trustees replied that they have addressed the subject of deer within and outside the community and that efforts made by Township and County authorities to control the population have been thwarted.

**XIII. Next Meetings:** Next agenda meeting will be held on Thursday, October 17<sup>th</sup> at 10:00 AM; The next HOA meeting is scheduled for November 7<sup>th</sup> 2024 at 6:30PM. The speaker will be Velus Campbell from Holisticare Hospice.

**XIV. Adjournment:** The meeting was adjourned at 7:55 by Phil Cupo.

Respectfully Submitted by Dru Sangemino, Recording Secretary