

Silver Ridge Park East Homeowners Association Meeting Minutes May 5, 2022

(Note: These minutes were approved as amended by the board at the request of Trustee Joan Ward at the June 2, 2022 HOA meeting. Changes suggested by Joan and approved by the board are in red, below)

President Philip Cupo called the meeting to order at 7:05 p.m. After the Pledge of Allegiance, Phil asked for a moment of silence in solidarity with the people of Ukraine, who are fighting for their freedom.

Roll call of the Board of Trustees

The following trustees were present: Gail DiNicolas, Section 1. Patrick Tatulli, Section 2. Joan Ward, Section 3. Peter Szybel, Section 4. James Clark, Section 6. Oliver Oramas, Section 7. Blanche Pollard, Section 9. Mary Conery, Section 10. Michael Joffe, Section 11. Debbie Moriarty, Section 12, was not present. The trustee positions in Section 5 and Section 8 are vacant. Twenty-nine residents signed the attendance sheet.

Announcements by President Philip Cupo

First, Section 8 Trustee Mary Fiore has resigned due to family commitments. Phil said Mary brought her kind and compassionate nature to her representation of her section, and he thanked her for her service. Anyone interested in running for trustee in Sections 5 or 8, or in serving as SPRE vice-president (which is a board appointment) should contact the office.

Second, the board has decided to upgrade the SRPE website.

Senior Publishing, Inc. (SPI), the company that publishes the Park Echo, is now offering a website option. SPI will build the website to our specifications, create our flyers and other informational documents, maintain the website and post whatever we ask them to post in a timely manner.

Here is how it will be paid for: SRPE does not pay SPI to publish the Park Echo. SPI pays SRPE \$500 a month as our share of their advertising revenue. The inclusion of the website in the contract would reduce this amount to \$400 per month since the website will not contain any advertising.

The board feels that this is a long-overdue, sound investment and a quality product, which will give our residents 21st century access to community information and resources.

New Website Presentation

SRPE Office Manager and Website Committee chair Kathy Conte showed examples of other Berkeley Township 55+ community websites that SPI has created, and provided a preview of the new SRPE website, www.SRPEast.com, which is under development but available for viewing. Residents are encouraged to check it out and contact Kathy with comments and suggestions.

The committee doing this work meets on Tuesdays at 1:00 p.m. in the clubhouse. Contact Kathy if you are interested in joining the committee.

Approval of the Minutes of the Previous Meeting

A motion to approve the minutes of the April 7, 2022, meeting was made by Mary Conery, seconded by James Clarke, and approved unanimously.

Treasurer's Report

Dru Sangemino said the April Treasurer's report was not available because of delays in the receipt of necessary documents. A full report will be provided at the June meeting.

Administrative Report

Mary Conery said five homes are currently for sale, two are pending or under contract, and five sales closed in April. There were five liens, one bankruptcy and two foreclosures.

The physical reorganization of the office – needed to accommodate increased activities – is almost complete. Mary thanked resident Mab Finch, who volunteered her interior design expertise and greatly expedited the process.

The Bocce, Garden, and Gray Power clubs all have new chairs. Bocce will be starting again soon; if you are interested in playing, there is a sign-up sheet on the bulletin board.

The suggestion box contained eight items on matters including the library, dumpsters, pool room equipment, the clubhouse garden, the Ukraine flag and soliciting. All suggestions will be addressed by the board at the May agenda meeting and reported on at the June 2 HOA meeting.

CONTINUING BUSINESS

By-Laws Committee Update – James Clark said they expect their work will be completed in the next few months. Changes will be subject to approval by a vote of the entire community.

Alternative Dispute Resolution Committee Update – The mediator training session will be June 7 at Holiday City South. Anyone interested in volunteering as a mediator should contact Joan Ward. SRPE volunteers will not be mediating issues in our own community.

Berkeley Township Senior Coalition Update: Joan Ward reported that Mayor Amato and township officials attended the May coalition meeting, which focused on the escalating deer problem.

Delete from the May minutes, "There were 100 deer-related accidents in Berkeley in 2020, and 238 in 2021." Replace this with, "In 2021, 238 deer carcasses were removed from Berkeley Township roads and backyards, primarily in senior communities. In 2020 the number was 120, and in 2019 there were more than 90."

This could impact auto insurance rates in the township. Deer also spread diseases.

Solutions are in the planning stages. The mayor said he would support a controlled, state-regulated, "Hunt-to-Eat" hunt, but the 55+ communities would have to approve hunting on their common grounds and the conditions under which it would take place. More details will be available soon.

NEW BUSINESS

Motions

Motion #1: To approve an expenditure of \$138.00 for the lumber and paint to complete the three new benches within the community. Mary Conery said the benches would be completed in May. She made the motion, which was seconded by Joan Ward and approved unanimously.

Motion #2: To approve the payment of \$6,590.00 to SRPE's accountant, Mohel Elliot Bauer & Gass, CPAs, for the SRPE tax return and annual audit. Oliver Oramas said the cost of these services is the same as last year. He made the motion, which was seconded by Pete Szybel and approved unanimously.

Motion #3: To amend SRPE's contract with Senior Publishing, Inc., to include a new website for the SRPE Community, which will be paid for by a reduction in the monthly amount that Senior Publishing pays to SRPE from \$500 to \$400. The motion was made by Gail DiNicolas, seconded by Mary Conery and approved unanimously.

Motion #4: To ratify the Architectural Committee's approval of property upgrades during the month of April: Solar panels on the roof at 38 Sutherland Court; A new roof and solar panels at 5 Chamberlain Drive; A no dig removable garden fence at 5 Chamberlain Drive; Solar panels on the roof at 1116 Waterberry Court North; And a driveway replacement at 9 Concord Lane. The motion was made by James Clarke, seconded by Pete Szybel and approved unanimously.

Section Reports

All the trustees said everything was quiet. Joan Ward said she addressed a minor issue about wood storage on the common grounds, and Mary Conery said she was looking into a minor matter.

Club and Committee Reports:

Billiards Club: Linda Bross reported there are four new billiards cues and a dart board in the games room.

Bocce Club: Oscar DeSousa is the new president. He encouraged people to join them. Call the office for details.

Entertainment Committee: Future events include a Junk-in-the-Trunk flea market on May 21, a Hawaiian pig roast/luau on June 25, and a community picnic on August 27. Details in the Park Echo.

Exercise: Mary Roche said they will be taking a break for June, July and August and will resume in September.

Flea Market: Indoor flea markets will be held in July, September and November. Details in the Park Echo.

Garden Club: New president Karen Crossley said their goal is continually refresh the area around the clubhouse with deer-resistant plants. There will be bake sales to support their projects (details in the Park Echo). They would also like to create a new patio, paved with memorial bricks available for purchase (details in the Park Echo.)

Gray Power: Trustee Patrick Tatulli is the new chair of the group, which meets at 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. The group is also working on the bocce court and expects it will be ready by Memorial Day. If you are willing to contribute a little elbow grease to the maintenance of our community assets, contact Pat or the office.

Golf Club: Mike Joffe said the club's 2022 season has begun. They play on Tuesdays at Cedar Creek.

Hospitality Committee: Volunteers are always needed to bring baked goods and to help with preparation.

Pins and Needles: Katherine Kohler encouraged people to join them on Tuesdays from 1-3 p.m. for crafts and good conversations.

Roamers: There will be no Roamers diner in May. Oliver Oramas would like suggestions for June for this BYOB evening out with neighbors at a reasonable price. Details in e-mail blasts.

Sunshine Club: Elva Hall sent three Park Echoes to former residents, and one sympathy card. She encouraged residents to contact her if they know of a neighbor who would appreciate a card.

Trivial Pursuit Club: Great News! The SRPE TP team won the Berkeley 55+ community championship for the second time in the past four years. Details in SRPE News.

Women's Club: They meet on the second Friday of the month at 1:00 p.m.

There were no reports, or reports of nothing other than routine activity, from the Architectural, Beautification, Common Grounds, House, Library, Trees and Welcome Committees.

Open Discussion and Questions from Members

A resident asked about the township's response to concerns regarding malfunctioning streetlights. She said she would be going to the municipal building to complain in person. Trustees Gail DiNicolas and Pete Szybel said they would go with her.

A resident asked about the rules regarding dumpsters in driveways. She was informed that contractors must sign a permit indicating how long the dumpster would be there.

During a discussion about fire pits, Oliver Oramas explained that fire pits with chimneys and propane fire pits are legal without permits from the township. However, anything that is an "open burn" fire pit requires a permit from the forest ranger, who will inspect the site for safety issues. Flyers on fire pit rules are available at the clubhouse, and residents are strongly encouraged to review that information before installing one.

A resident asked about the board responses to submissions to the suggestion box. She was informed that the board will review all the suggestions at the next agenda meeting and report on them at the next HOA meeting.

Another resident commended the members of the board for their work and dedication to the community. Gail DiNicolas said the HOA would be hosting a free Health Information Fair at the clubhouse on Thursday, October 13. More than 20 health care-related service vendors will be attending, and commitments from 10-15 more are expected. Details in the Park Echo.

Pete Szybel said the renovation of the horseshoes pit is complete.

Pete also asked anyone interested in helping him maintain veterans' graves at the Whiting Cemetery to contact him.

The new yoga class for women and men will be at 3:00 p.m. on Wednesdays. The cost is \$5.00 per session. Please bring your own mat.

The meeting was adjourned at 8:10 p.m. The next meeting will be Thursday, June 2, at 7:00 p.m. Please note that there will be no HOA meeting in July.

Kathryn Forsyth
Recording Secretary
/s/ signature