

## **Minutes of the Silver Ridge Park East Homeowners Association Meeting October 6, 2022**

Section 7 Trustee Oliver Oramas, presiding in the absence of President Philip Cupo, called the meeting to order at 7:02 p.m.

### **Roll call of the Board of Trustees**

Trustees Gail DiNicolas (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3, via Zoom), Peter Szybel (Section 4), James Clarke (Section 6), Oliver Oramas (Section 7), Mary Conery (Section 10), Michael Joffe (Section 11) and Debbie Moriarty (Section 12) were present.

Twenty-six residents signed the attendance sheet.

### **Announcements by Presiding Officer Oliver Oramas**

In response to a question as to why SRPE does not provide lawn and snow removal services at residents' homes, the board feels these amenity additions would be cost-prohibitive without a significant dues increase. People in SRPE address lawn and snow matters according to their own abilities and budgets.

Everyone is urged to attend the special meeting on Monday, October 10, at 7:00 p.m., at which our attorney will explain the proposed changes in the HOA Covenants and Restrictions. These will be submitted to the entire community for a vote, and it's important that all residents understand what they are being asked to consider and cast ballots. There will be a second special meeting on Monday, November 28, to explain the proposed changes to the By Laws.

Karen Crossley will be appointed as Section 9 pro-tem trustee until the regular elections next spring. The trustee positions in sections 5 and 8 are vacant, as is the vice-presidency. If you are interested in filling one of these positions, contact the office.

Office Manager Kathy Conte was injured in an accident and will be out of the office for a while. Kathy's professionalism, kindness and work ethic are among the key elements that keep our community functioning efficiently, and she will be greatly missed. Please be patient with the volunteers who are attempting to fill in for her.

Everybody should stop by the Health Fair at the clubhouse on Thursday, October 13 from 1-5 p.m. There are many free or low-cost services available to older people in Ocean County, including screenings and vaccines, financial planning assistance, transportation, food services and caregiver resources. If you need a ride to the event, call the office and a volunteer will pick you up and take you home.

Finally, the increasingly combative level of personal interaction in this country seems to be seeping into SRPE. Oliver did not provide details about specific incidents because everyone deserves privacy, but said it was important to bring this to residents' attention. Our trustees are volunteers, working to serve our community. Attempts to intimidate them while they are doing their jobs or threats of physical violence against them will not be tolerated.

The board understands that many SRPE residents are under a great deal of stress in these challenging times because of financial, health and family matters and other issues. None of us really know what is going on in our neighbors' homes or how they are dealing with these kinds of problems.

While we pride ourselves on being a friendly community, we are also a cooperative homeowners' association with rules regarding membership behavior. Our trustees are nice people. If one of them comes to your house to discuss a problem, it is not because they want to give you a hard time. It is because they want to try to help you work out your differences with your neighbors before things escalate. Please take this intervention in the friendly spirit in which it is offered and try to resolve the matter peaceably.

Intimidation or threats against trustees will be reported to the Berkeley Township Police and to our attorney for possible civil action.

### **Approval of the Minutes of the September 1, 2022, HOA Meeting**

James Clarke made the motion, which was seconded by Mary Conery and approved unanimously.

### **Administrative Report**

Mary Conery said 10 homes are for sale. She said volunteers filling in for Kathy Conte are still learning the ropes and asked that residents be patient with them when they call the office.

### **CONTINUING BUSINESS**

The ADR and Website Committees had no updates. There was no Coalition Report.

By-Laws Committee Chair James Clarke said that after many months of work, the proposed changes in the SRPE By-Laws and Covenants and Restrictions – which respond to residents' requests and bring these 50-year-old documents into the 21<sup>st</sup> century – will be presented at two public meetings at 7:00 p.m. on October 10 and November 28. The changes will be submitted to the community for a vote via a ballot mailed to all homeowners.

**James stressed that it is very important that homeowners fill out and return their ballots, whether they vote for or against the changes. Unless at least 226 of the homeowners cast a ballot, the election will be voided, and all the work done to address residents' concerns will be wasted.**

### **NEW BUSINESS**

**Motion #1: To appoint Karen Crossley, of 5 Chamberlain Drive, to serve as Section 9 Trustee pro tem until the next odd-numbered year trustee elections in 2023.** Debbie Moriarty made the motion, which was seconded by Peter Szybel and approved unanimously.

Karen took her seat on the dais. She said she joined the Architectural Committee shortly after she and her husband moved here in January and later assumed the chair of the Garden Club. She spent her professional career in retail management. Her goal as a trustee is to use the skills she acquired in that field to get things done in a timely manner.

**Motion #2: To approve the expenditure of \$2,104.60 for the purchase and installation of a new double-hung door for the storage supply room.** Mary Conery explained that the old door and frame had significant rot. This is where the paper kitchen and bathroom supplies are kept, and they need protection from inclement weather. Replacement Fund money was used for this project. Mary made the motion, which was seconded by Patrick Tatulli and approved unanimously.

**Motion #3: To ratify the Architectural Committee's approval of exterior improvements at the following properties: New windows at 14 Sutherland Court; A paver front path at 5 Sherwood Lane; A shed at 36 Stanford Drive; The extension of a patio with pavers at 1015 Edgebrook Dr East; An addition on the rear of the home, and a deck and shed at 26 Brian Court; A deck at 1049 Edgebrook Dr. South.** Debbie Moriarty made the motion, which was seconded by James Clarke and approved unanimously.

### **SECTION REPORTS**

Apart from a few matters that are being addressed about various properties, all the trustees said everything was quiet in their sections.

### **CLUBS AND COMMITTEE REPORTS**

*Architectural Committee:* Debbie Moriarty said there will be a moratorium on shed violation fines until these matters are addressed by the community vote on the amendments to the Covenants and Restrictions.

*Beautification/Garden Committee:* Karen Crossley said they are removing dead foliage and branches and have acquired 12 new bushes. She reminded residents that the “early bird special” for buying engraved bricks ends on December 1.

*Billiards Club:* They officially meet on the 2<sup>nd</sup> and 4<sup>th</sup> Thursdays at 7:00 p.m., but Linda Bross said that there are players in the room on any Thursday night and encouraged people to join them.

*Entertainment Committee:* Gail DiNicolassaid the piano has been tuned and invited anyone who enjoys playing to come in and do so at any time, particularly before HOA meetings. The October 19 Coffee Houseseries event features Elvis impersonator Evan Mills. The Chili Cook-Off and Dance will be Saturday, October 29. Details in the Park Echo. The Health Fair is Thursday, October 13. If you need transportation, contact the office and someone will pick you up.

*Flea Market Committee:* The next indoor flea market will be Saturday, November 19. They are working to attract more craft vendors for holiday sales. Gail DiNicolas said the committee donated some of their profits for the purchase of a “gently-used” conference table for the library to replace the two mismatched tables.

*Gray Power:* They meet at 9:00 a.m. every other Tuesday for 60-90 minutes and are looking for volunteers. Chair Pat Tatulli said they have replaced many lightbulbs, fixed the kitchen sink and completed many other small maintenance tasks. Mary Conery said the office maintains a list of chores for the group to undertake, so if you see something that needs to be fixed, call the office and Gray Power will take care of it.

*Golf Club:* Mike Joffe said they have extended the season for another week and will wrap up with their banquet on November 9.

*Hospitality Committee:* They thanked everyone who contributed the treats for tonight’s meeting.

*Library Décor Committee:* Nina Callari thanked the Flea Market Committee for the table. The next items needed are chairs and a book cart. They will be fundraising via a bake sale at the next Flea Market and a “faux bingo” (\$4 admission) on October 20. Bill and Doris Van Norman will be creating a new set of bookshelves for the back wall.

*Pins and Needles:* They meet every Tuesday from 1-3 p.m. They will have a table at the Flea Market for holiday sales.

*Roamers:* Contact Oliver Oramas if you would like to join this group of neighbors for a monthly, fun evening out or if you have suggestions for future visits to reasonably priced local BYOB restaurants. Details are sent by e-mail blasts.

*Sunshine Club:* Elva Hall sent out three Park Echoes to former residents, seven get well cards, and six sympathy cards. She asked the Board to refurbish her expense account, as she only has 35 cents left from the \$50.00 she received on January 14.

*Trees:* Oliver Oramas said he has approved \$7,411.23 on tree-related matters in the fiscal year to date, which is significantly below the budget. Residents should contact him with tree issues, but only dead, diseased, or dangerous trees are eligible for removal.

*Welcome Committee:* Eight welcome packs were delivered to new residents in September. If any clubs or committees would add something about themselves to the packet, contact Penny Rapicano.

*Women’s Club:* The next meeting will be Friday, October 21, at 1:00 p.m.

## **PUBLIC DISCUSSION**

A resident thanked board members for the assistance they have offered to Kathy Conte after her accident, and said Kathy particularly appreciates their efforts to fill in for her in the office.

A resident expressed concerns about the shed violations. Shed matters are addressed in the proposed revisions to the Covenants and Restrictions, which will be voted on by the community. All actions on sheds will be on hold until after the vote.

Several residents complained about speeding, particularly along Southampton Road and Edgebrook Drive, which are often used as shortcuts by non-residents heading from Rt. 37 to communities south of SRPE. People should continue to call the police to complain, but more police cars have been seen in the community. Trustee Pete Szybel reminded residents who take evening walks where there are no sidewalks to wear reflective clothing and carry flashlights.

A resident asked about pending state legislation that would affect 55+ HOAs. Debbie Moriarty said there are two bills in the legislature, and she expects to have more information after the next Coalition meeting. Petitions opposing these bills can be signed in the office.

Two residents commended the board on the way SRPE is currently being managed, particularly noting the increase in entertainment activities.

### **ADJOURNMENT**

The meeting was adjourned at 7:55 p.m. The next meeting will be at 7:00 p.m. on Thursday, November 3 at the clubhouse.

Kathryn Forsyth, Recording Secretary