

Silver Ridge Park East Homeowners Association

November 3, 2022 Minutes

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

Roll Call of the Board of Trustees

Trustees Gail DiNicolas (Section 1), Patrick Tatulli (Section 2), Joan Ward (Section 3, via Zoom), James Clarke (Section 6), Oliver Oramas (Section 7), Karen Crossley (Section 9), Mary Conery (Section 10), Michael Joffe (Section 11) and Debbie Moriarty (Section 12) were present. Peter Szttybel (Section 4) was not present. Sections 5 and 8 are vacant.

Announcements by President Phil Cupo

A resident of Eve Place asked about the removal of several dead trees in the common area. This was referred to the Trees Committee.

The deadline for returning ballots on the changes to the Covenants and Restrictions (C&R) is Monday, November 14. Ballots can be deposited in the box in the lobby or dropped in the office mail slot. Please vote. We need to have 226 ballots submitted for the election to be valid. This has been a long and complicated process, and the board appreciates the level of engagement by so many residents.

There was a very good turnout at the special meeting on October 10, where the proposed changes were explained, and 125 residents responded to the blast e-mail asking people to pick up their ballots in person to save on postage costs.

Within the next several months, there will be other opportunities for residents to directly vote on SRPE matters – including approval of the annual budget, trustee elections in odd-numbered sections, and approval of the proposed changes to the bylaws – and we are hoping that people will demonstrate the same level of engagement.

Finally, the board will be dealing with the shed issue later this evening through a proposed change in the HOA's rules.

Approval of the Minutes of the October 6, 2022, Meeting

A motion to approve minutes was made by James Clark, seconded by Debbie Moriarty and approved unanimously.

Treasurer's Report

Dru Sangeminoreported that overall, the FY2022-2023 budget is on track, as additional expenditures have been offset by lower tree costs. However, she noted that winter tree damage and snow removal costs will be dependent on weather conditions, an increase in insurance premiums is anticipated, and the rise in natural gas rates will probably increase the heating bills. A motion to approve the report was made by Oliver Oramas, seconded by Mary Conery and approved unanimously.

Administrative Report

Mary Conery reported that six home sales closed in October, five homes are currently under contract and seven are listed for sale. She thanked the residents who saved the HOA postage costs by picking up their C&R ballots at the clubhouse. The new doors on the shed will be installed soon. A late submission to the suggestion box proposed that SRPE hold a community garage sale; the trustees will discuss this at the next agenda meeting.

Bylaws Committee: James Clarke urged people to cast a vote on the proposed changes to the C&Rs, as 226 ballots must be submitted for the election to be valid.

Budget Committee: Dru Sangemino said the committee is now preparing the FY 2023-2024 budget and is developing ideas to decrease expenditures. There will be several additional meetings; residents interested in working with them should contact the office.

Election Committee: Debbie Moriarty said preparations have begun for the trustee elections in odd-numbered sections in March. The next meeting will be on Wednesday, December 7, at 9:00 a.m. Residents interested in helping with this process should contact the office,

Alternative Dispute Resolution Committee: Joan Ward said a resident had requested ADR as a way of resolving a dispute. Per the procedure established by the Coalition, the matter will be mediated by volunteers from Holiday City Carefree.

Coalition Report: Debbie Moriarty reported that there are three bills in the state legislature that could impact 55+ HOAs:

A4377 expands the NJ Department of Community Affairs oversight regarding communities like SRPE. This bill has been introduced in two consecutive legislative sessions, but does not appear to be a legislative priority.

S2537 allows home sales to people under 55. A lawsuit currently working its way through the court system would prohibit this. People in favor say allowing people to deed their homes to their children – providing someone over 55 lives in the home – would aid in estate planning. People opposed fear that it would lead to an increase in Section 8 rental housing in the HOAs. Debbie said there are methods by which the HOA can address that problem, such as limiting the number of renters in the community, which the board will address.

S2760 addresses both the structural integrity of housing units – motivated by the collapse of the condo in Florida and which does not apply to our community – and the adequate funding of reserve funds, which is an important issue in SRPE.

Berkeley Township is offering free hams and turkeys for Thanksgiving. Call the office for more information.

New Business

Motion #1: To propose a new rule allowing storage boxes and tool sheds to be placed on the side of the homeowner's residence, providing they are no larger than five feet long, by three feet wide, by six feet high. Debbie Moriarty explained that this new rule – which is the simplest way to address this issue - will only take effect if the C&R changes are approved in November, as rules can be used to clarify matters in the C&Rs. There will be a 30-day public comment period so residents can weigh in on the matter by contacting the office. Debbie made the motion, which was seconded by Patrick Tatulli and approved unanimously.

Motion #2: To ratify the Architectural Committee's approval of a 12 x16 room addition, the relocation of 10 x16 deck and the addition of a concrete pad outside an existing shed at 20 Brian Court. Debbie Moriarty made the motion, which was seconded by Gail DiNicolas and approved unanimously.

Section Reports

Most trustees said things were quiet. James Clark is dealing with an ongoing matter, Karen Crossley said a noise complaint has been addressed, and Mary Conery said a violation has been resolved through a fine of \$125. Michael Joffe and Debbie Moriarty said Sherwood Court, Sherwood Lane and Woodbury Court have been repaved by the township and look good.

Clubs and Committee Reports

Beautification and Garden Committee– Karen Crossley said they are continuing to improve the outside appearance of the clubhouse and any help from residents is appreciated. While the “Early Bird Special” on the garden bricks ends December 1, they will still be available for purchase.

Billiards Club: Linda Bross urged people to join them at 7:00 p.m. on the 2nd and 4th Thursdays.

Bocce Club: They will resume in the Spring.

Common Grounds Committee: The mowing costs per cut will not change next year. However, the frequency will about every two weeks.

Entertainment Committee: More than 100 people attended Evan Mills' Elvis Show. Gail DiNicolas strongly encouraged people to RSVP to events in advance: Too many walk-ins create problems for the room set-up and ordering food. The Holiday Dance featuring DJ Johnny, will be on December 10: \$10/pp and BYOB. Details in the Park Echo.

Flea Market: The next flea market will be November 19, with 29 vendors, a bake sale and a light breakfast and lunch. In 2023, the committee is looking into having three events: One traditional flea market, one featuring crafts vendors and a "Junk in the Trunk" event.

Gray Power: They meet every other Tuesday morning to undertake routine maintenance chores around the clubhouse. Volunteers are needed.

Golf Club: Play will resume in April.

Hospitality Committee: The committee thanked those who donate baked goods for the HOA meetings and help set up.

House Committee: They could use a few more volunteers to help re-stock supplies, especially after events.

House Décor Committee: The committee will be raising money through bake sales to help improve the library.

Park Echo: The deadline for submissions for January is November 27.

Pins and Needles: They meet on Tuesdays from 1-3 p.m. and are pleased to note that more people who enjoy sewing, knitting, crocheting and crafting are joining them,

Roamers: The Mexican restaurant event in October was a great success. The next outing will be in January. Contact Oliver Oramas with restaurant suggestions.

Sunshine Club: Elva Hall reported that she sent out three Park Echos to former residents, two get well cards, and, thankfully, no sympathy cards. Elva also expressed deep regret if her past announcements of the names of card recipients caused anyone to feel that their privacy had been violated. Her intent was simply to let others know that their neighbors might be appreciative of condolences on their loss or good wishes for their recovery. In the future, residents' names will not be used in her reports. Finally, she thanked the residents who have made financial contributions to the Sunshine Club to help with the costs of cards and postage, and reminded residents to call her if they know of someone who would appreciate a card.

Trees Committee: Oliver Oramas said the Eve Place matter was addressed. He reminded everyone that tree expenditures were well below budget so far, but if the money is not used, it will not carry over to next year, so residents should call him with tree issues. Only dangerous, diseased or dead trees are eligible for removal from the common areas.

Women's Club: Their holiday luncheon will be Thursday, December 1.

There were no reports from the Architectural and Welcome Committees and the Exercise Club.

Public Discussion

A resident noted that one of her neighbors needs a ride to the grocery store and asked if anyone knew of any organizations that provide such services. Residents and board members suggested Caregivers of New Jersey and the Ocean County Senior Services department. Call the office for contact information.

Adjournment

A motion to adjourn the meeting was made by Oliver Oramas, seconded by Karen Crossley and approved unanimously at 7:38 p.m.

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

Kathryn Forsyth
Recording Secretary