

Silver Ridge Park East HOA December 1, 2022 Meeting Minutes

President Philip Cupo called the meeting to order at 7:10 p.m.

Roll Call of the Board of Trustees

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

Announcements by President Phil Cupo

Many thanks to all the residents who took the time to vote on the proposed changes to the SRPE Covenants and Restrictions. We received 258 eligible ballots – 32 more than required – so the election was deemed valid. All the proposed changes were approved. The election results are available for review in the office.

The Independent Auditor's Report for FY2021-2022 was very positive in terms of the management of SRPE's accounts and financial practices. Funding of the Replacement Account remains an issue, as it is in many communities like ours. The report is available for review in the office.

At the last meeting, the board proposed a new rule allowing storage boxes and tool sheds on the side of homeowners' residences, providing they are no larger than five feet long, by three feet wide, by six feet high. Because the revised Covenants and Restrictions, which the Board will ratify tonight, must be filed with the county before they are official, the motion on the new rule will be voted on at the January meeting.

Clubhouse access hours for residents have been extended from 8:00 a.m. to 10:30 p.m. seven days a week.

Pete Sztybel thanked all the neighbors who assisted him in so many ways as he recovered from his back operation in November. He was humbled by the many kindnesses extended to him and greatly appreciated the help.

Approval of the Minutes of the November 3, 2022, Meeting

James Clarke made the motion, which was seconded by Patrick Tatulli and approved unanimously.

Treasurer's Report

Dru Sangeminosaid we remain on budget, but some costs have been higher than anticipated, including attorney's fees (due to the amendments to the Covenants and Restrictions) and expenses relating to new owners and the pursuit of delinquent accounts, although potential losses due to overdue accounts have been considerably reduced.

There are minor overages in office expenses and supplies. Repairs and modifications to the HVAC systems were higher than anticipated, but these should help minimize future energy costs.

The surplus provided by the lower-than-anticipated tree costs has so far offset the excess expenditures in other areas.

Mary Conery made the motion to approve the report, which was seconded by Karen Crossley and approved unanimously.

Administrative Report

Mary Conery reported that as of 12/2/2022, there are currently three homes for sale and six under contract. Ten sales closed in the last two months and 2 homes have new tenants.

She expressed concern that while there is a total of \$14,605.80 in liens due to the HOA because of one tax sale, two foreclosures, one pending foreclosure and one bankruptcy, under the law, the most that SRPE can currently collect on each of these properties is six months of past dues per year, or \$150 per year. Mary and other board members will be reviewing this matter in an attempt to reduce this loss. She noted that the Gray Power team has completed 46 repair and maintenance jobs that have saved the community a considerable amount of money. She urged residents to volunteer on any issue that they think needs attention, and to file complaint forms when they see a violation.

CONTINUING BUSINESS

Bylaws Committee Update: James Clarke said they were finalizing the proposed changes to the SRPE Bylaws, which will be subject to a vote by the community similar to the vote held recently on the revisions to the Covenants & Restrictions. He will have more information on this at the January meeting.

Budget Committee Update: Treasurer Dru Sangemino said the FY 2023-2024 budget is under final review by the committee and will be submitted to the community in January. She said that after the budget is mailed out, there will be a special meeting to explain it and to answer residents' questions. Ballots for the vote on the budget will be mailed in February.

Alternate Dispute Resolution Committee Update: Trustee Joan Ward said a matter had been resolved through ADR, resulting in a fine of \$100.

NEW BUSINESS

Motion #1: To ratify residents' approval of the changes to the SRPE Covenants and Restrictions. James Clarke made the motion, which was seconded by Peter Szybel and approved unanimously.

Motion #2: To approve the payment of \$1,202.35 to Bob Blackwell for additional electrical outlets in specific areas. Mary Conery provided the details of the electrical work and made the motion, which was seconded by Karen Crossley and approved unanimously.

Motion #3: To ratify the Architectural Committee's approval of improvements to the following properties: A fence around the patio at 1070 Edgebrook Drive South; A garbage corral on side of house at 2 Chutney Street. Oliver Oramas made the motion, which was seconded by Michael Joffe and approved unanimously.

SECTION REPORTS

Most of the trustees said all was quiet. Joan Ward and Mary Conery said a complaint about children residing in a home in Section 3 was being investigated. Karen Crossley said residents who had raised noise complaints in Section 9 have been advised to contact the township directly.

CLUBS AND COMMITTEE REPORTS

Beautification/Garden Committee: Karen Crossley said there will be a bake sale on Friday, 12/16 (4-6 p.m.) and Saturday, 12/17 (9-11 a.m.) Contributions of baked goods are welcome. The "Early Bird Special" for engraved bricks for the garden is over, but bricks will still be available for sale through March. There are no committee meetings in January and February.

Billiards Club: Linda Bross announced that resident Denise Conroy has donated a barely used 8-foot table to the club, which will be installed soon. While residents may use the billiards room at any time, she urged people to join the club at 7:00 p.m. on the 2nd and 4th Thursdays.

Entertainment Committee: The Holiday Party is 7-11 p.m. on Saturday, December 10, featuring DJ Johnny/Magic Moments. It is BYOB plus snacks to share, with coffee and cake provided. Reservations are due by December 5. Set up help is needed on 12/9 at 4 p.m. The 2023 Coffeehouse Series begins in January with "We're Your Jam" (70s, 80s and 90s rock), followed by Sal Evola (Italian Love Songs and More) in February and Roe Piccoli (Show Tunes and More) in March. Details in the Park Echo. Everyone is invited to the free Superbowl Party on 2/12 at 5 p.m. BYOB, plus food and apps for the buffet table. Details in the Park Echo. On behalf of Gail DiNicolas, Carolyn Facciponti thanked the

committee members for all the time spent on planning and executing SRPE events and everyone who helps set up for events.

Exercise Class: Mary Roche said they are doing well.

Gray Power: Pat Tatullisaid things were going well. but more volunteers willing to do DIY jobs around the clubhouse would be helpful. They meet every other Tuesday morning. Among other recent jobs, they were able to fix the curtains on the stage, which were not hanging properly. Contact the office for more information.

House Décor Committee: Nina Callari said there would be a bake sale to help purchasenew library chairs. Bill and Doris Van Norman will be installing new bookshelves in January.

Pins and Needles: They meet every Tuesday from 1-3 p.m. and everyone is welcome.

Roamers: Oliver Oramas said everyone should keep Thursday, 1/19 open, as he has something special planned. Details to come via e-mail blast.

*Sunshine Club:*Elva Hall sent out 3 Park Echos to former residents, 4 get well cards and 1 sympathy card. She said a resident asked about the cost of mailing Park Echos, and noted that she is very careful about expenditures from the \$50 she periodically receives from the Board. She urged people to call her if they know of a neighbor who would appreciate a card.

Welcome Committee: Penny Rapicano delivered nine welcome bags to new residents last month.

There were no reports from the Architectural, Common Grounds, Flea Market, Library, Park Echo and Trees Committees, and the Bocce, Golf and Women's Clubs.

PUBLIC DISCUSSION

A resident asked aboutthe women's bathroom and was advised that all the toilets were replaced several months ago.

Mary Conery urged people to look out for their neighbors, especially if they see no activity around their homes for an unusual period. Recently, Berkeley PD were called to access a home in which they found a resident who was incapacitated and thenhospitalized.

There were questions about the lien issue raised in the Administrative Report. Mary Conery said she hoped to have more information about this at the January meeting.

A resident asked why Edgebrook Drive has three different names – North, East, and South – even though it is basically one loop road around the community. She noted that this creates GPS problems.

Oliver Oramas explained that street addresses were determined by the developer and the Planning Board when SRPE was created more than50 years ago, and then approved by the US Postal Service;so, while this is a reasonable suggestion, resolving it could be more complicated than people might expect. He will write to the Township concerning one street sign which has been turned around by weather conditions, further adding to the confusion.

Oliver reminded residents who access the clubhouse early in the day or stay late to learn about the alarm system and be careful about inadvertently tripping it. Your key card will not work before 8 a.m., and there is no readmittance if you step outside after 9 p.m. When the alarm goes off, the police call Ollie, no matter what time it is, so please be considerate.

ADJOURNMENT

The meeting was adjourned at 7:45 p.m. The next meeting will be Thursday, January 5, at 7:00 p.m. at the clubhouse.

Kathryn Forsyth

Recording Secretary