

Minutes of the February 1, 2024 Silver Ridge Park East HOA Meeting

(Minutes are unofficial until approved by the Board.)

President Oliver Oramas called the meeting to order at 6:40 p.m.

Presentation and Q&A on current studies relating to memory loss and dementia by Shane Wallmann of CenExcel AMRI.

CenExcel AMRI is a nationwide clinical research network funded by research grants, with a location at 9 Mule Road. In his presentation and in response to residents' questions, Mr. Wallmann made the following points:

- There is a major difference between the mild memory loss that naturally comes with aging and memory decline due to dementia and Alzheimer's Disease (AD), and Mr. Wallmann explained the differences. For example, "normal" is forgetting people's names momentarily; "not normal" is regularly forgetting your child's name. "Normal" is occasionally forgetting appointments; "not normal" is being unable to recall what happened on 9-11-2001. (Copies of a CenExcel AMRI flyer comparing normal aging memory loss and signs of cognitive decline are available in the SRPE office.)
- About one in nine people over the age of 65 will be diagnosed with dementia at some point in the remainder of their lifetimes. While there are different stages of impairment, AD is irreversible and progressive. The later in life the diagnosis is made, the harder it is to treat. Most grant funding these days is being used to identify better ways to control and treat AD, not to find a cure.
- The most comprehensive way to diagnose AD is through a PET (positron emission tomography) scan. However, PET scans are extremely expensive, and it is very difficult for referring physicians to get them approved by insurance companies.
- **But for people interested in getting an assessment of their current mental state and their possible future risks, CenExcel AMRI offers free memory screenings. These are 90-minute sessions with health professionals, including a mini-mental exam. No referral is necessary. There is no co-pay and no insurance is required. You are welcome to bring your family members so you can review the results together. To schedule an appointment at the Mule Road facility, call 732-341-9500. They can usually see you within a week, and you can return for another screening every year.**
- CenExcel also offers people the opportunity to participate in clinical trials for drugs in development that may be used in the future to treat AD and dementia. Participation is completely optional, and declining to participate in a clinical trial will not affect your ability to receive future memory screenings. All the testing and drugs administered in clinical trials are free. In response to residents' questions, Mr. Wallmann explained in detail how clinical trials work and what is involved with participating in them.
- One of the biggest obstacles for families and individuals dealing with AD is the cost of the drugs currently used to treat it. For most patients, drug costs currently average \$56,000 a year. While Medicare pays 80% of these costs, the remaining 20% is still a stretch for many people.

Roll Call of the Board of Trustees

Trustees Trudy Venskus (Section 1), Peter Szybel (Section 4), Susan Swain (Section 5), James Clarke (Section 6), Kathy Conte (Section 7) and Michael Joffe (Section 11) were present. Trustees Joan Ward (Section 3), Mary Conery (Section 10) and Debbie Moriarty (Section 12) were not present.

Twenty-three residents signed the attendance sheet.

Announcements by President Oliver Oramas

The budget has been approved by the homeowners by a vote of 103-59.

At the January 22 budget information meeting, a resident suggested that we establish a “tiered” system for dues, to allow lower-income residents to pay less. The SRPE governing documents are very clear in requiring that all residents are treated equally in these matters, which would preclude such a system, but the trustees will discuss it again at the next agenda meeting.

We are very proud to report that the audit of our FY 2022-2023 accounts resulted in the highest rating available. This rating is termed an “unmodified opinion,” and allows us to retain our tax-exempt status with the IRS. The audit is available for review in the office. Many thanks to Treasurer Dru Sangemino for all her work on this.

The trustee and president elections are now underway. The deadline to return your ballots to the clubhouse is 11:00 a.m. on March 6. They will be counted at the March 7 HOA meeting. In response to residents’ requests, we will be holding a “Meet the Candidates” night on Monday, February 12. Please come out and meet the people who would like to lead our association over the next year.

There has been some confusion about the insurance requirements for the rental of the clubhouse for private events. In the past, using your homeowners’ insurance for this was deemed sufficient, but now we must request that people purchase an “event rider.” Oliver said he rented the clubhouse for a party last year and was able to obtain \$300,000 in liability coverage for \$32. He also noted that NJM does not offer event riders, so if that is your insurance company, you will have to go on-line to purchase the rider from another source.

Going forward, we are changing the trees policy slightly because we need written permission to come onto your property for inspections and evaluations, and for the tree companies to do any necessary work. If you need a tree situation addressed, you must mail, e-mail, fax or drop off a signed copy of the form at the office before we can start the inspection. We apologize for any inconvenience.

We are still tweaking the microphone system, but please, if you cannot hear us, let us know right away.

Oliver would like to create a Veterans Honor Roll to recognize all the SRPE residents who have served our country in the armed forces. There was an announcement in the January Park Echo, but so far there have only been two responses. If you would like to submit your name or the names of any of your neighbors or friends who are military veterans, please contact Oliver.

Finally, on behalf of the Board, Oliver presented Trustee Pete Szybel with a “Volunteer of the Year” award in recognition of the many tasks he undertakes on an almost daily basis to improve the appearance of our community, including clearing debris from the streets and the common areas, and shoveling snow from around the fire hydrants and walks for people who cannot do it themselves.

Pete humbly accepted the award, but noted that he is just doing what he feels is his part to keep SRPE safe and beautiful. If anyone would like to assist Pete in this work, please contact him.

Approval of the Minutes of the January 4, 2024 HOA Meeting

James Clarke made a motion to approve the minutes, which was seconded by Kathy Conte and approved unanimously.

Treasurer’s Report

Treasurer Dru Sangemino said the report is unchanged from last month: Barring any major problems, we should end the fiscal year with a small deficit, which we will be able to cover using the savings account. Susan Swain made a motion to approve the report, which was seconded by James Clarke and approved unanimously.

Administrative Report

On behalf of Mary Conery, Trustee Kathy Conte reported that six homes are currently for sale and two homes sold in January. There are two active liens and three pending liens. Six flippers continue to work in SRPE. Arrears collected in January totaled \$1,475.00.

CONTINUING BUSINESS

Wrangle Brook Clean-Up Update – On behalf of Debbie Moriarty, Susan Swain reported that the Mosquito Commission (which has responsibility for the maintenance of the brook) conducted a clean-up of the area on January 4 and returned on January 24 to handle work that required heavier equipment. They will be coming back again to make sure the work has been effective in clearing the blockages.

Coalition Report – Oliver Oramas reported that in response to the condo building collapse in Florida in 2021, Governor Murphy has signed a bill designed to ensure that communities like ours have enough money in their reserve accounts to cover such incidents without resorting to enormous special assessments on homeowners.

The bill establishes strict guidelines as to how much community associations will have to contribute over the next 10 years to fully fund their reserve accounts. SRPE's reserve account, which according to our assets survey should be about \$1.1 million, is now 43% funded. Of course, this is of major concern. We will be discussing the implications with our attorney and will get back to you when we have more information.

The local fire code is also changing. We understand that there can no longer be any combustible material within 18 inches of buildings, including the clubhouse and our homes. Again, we will be discussing this further with our attorney and will get back to you when we have more information.

NEW BUSINESS

Motion #1: To accept the official audit of the SRPE HOA 2022-2023 accounts. Trudy Venskus made the motion, which was seconded by Mike Joffe and approved unanimously.

Motion #2: To ratify the Architectural Committee's approval of the following improvements at the following property: Remove 5 windows, install a new 34x45 window on rear of the house, frame in the opening and replace the dining room window with same size energy-efficient window at 5 Chamberlain Drive. Kathy Conte made the motion, which was seconded by Pete Sztybel and approved unanimously.

Motion #3: To hire Karen Crossley to chair the Violations Committee and process all violations from start to finish. James Clarke made the motion, which was seconded by Trudy Venskus and approved unanimously.

SECTION REPORTS

None of the trustees had anything new to report. Kathy Conte reminded residents that if you see a problem, you should contact the office, noting that the on-going Wrangle Brook clean up by the Mosquito Commission was initiated at a resident's request.

CLUB AND COMMITTEE REPORTS

Architectural Committee – Kathy Conte reported that there has been an increasing number of complaints regarding fences. The committee grants approvals based on the SRPE Covenants and Restrictions, Bylaws and rules, but some applicants have been trying to get around these in various ways.

Billiards Club – They meet on the 2nd and 4th Thursdays at 7:00 p.m.

Common Grounds Committee – Mike Joffe reported that the owner of Keith's Lawn Service, our current contractor for maintenance of the common grounds, has sold his business to BTM Contracting. SRPE has signed a contract with the new company at the same price using the same workers. Mike asked residents to let him know if they have any problems or concerns with the work of the new company.

Entertainment Committee – The casual Superbowl Party will be February 11 at 5:00 p.m. No admission charge, just BYOB and an app to serve 6-8 for the buffet table. Upcoming events (details in the Park Echo): March 13 – The Coffeehouse Series presents the return engagement of singer Amanda Rose. April 20 – Spring Fling Dance with DJ Bob. June 22 – Hawaiian Luau, with DJ Bob, games and entertainment, and a pig roast.

Flea Market Committee – Upcoming events: Flea market and bake sale, Saturday, March 16, 9 a.m. – 2 p.m. Saturday, May 18, 2024 – Junk In The Trunk flea market and bake sale, 9 a.m. – 2 p.m.

Sunshine Club – Elva Hall reported that in January, she sent four Park Echos to former residents and three sympathy cards. She reminded residents to call her if they know of a neighbor who might appreciate a card.

PUBLIC DISCUSSION

A resident asked if there was any update on the idea of having house numbers painted on the curbs to assist first responders in finding addresses. She said she still has the flyer from the company that did it several years ago. Oliver asked her to provide the flyer and said the Board would discuss it.

New residents of Norwich Drive reported that a tree fell on their property three days before they closed on their house. Oliver explained the tree removal policies and procedures.

A resident asked if the Board had ever considered displaying residents' artwork in the clubhouse. Oliver suggested that she form a committee to plan that; she responded that as soon as she retired and had more time, she would do so.

Gail DiNicolas reminded residents that the Ocean County Health Department has been sending a representative to the clubhouse to do free screenings on the second Tuesday of the month from 10:45 a.m. – 12:45 p.m. However, very few people are using the service and it's possible that the OCHD will have to discontinue it unless more residents take advantage of it.

A resident congratulated Pete Szybel on the Volunteer of the Year award and said it was very well-deserved. She has often seen him clearing the storm drains on her street and said his work was very much appreciated by the community.

ADJOURNMENT

The meeting was adjourned at 7:50 p.m. The next meeting will be at 7:00 p.m. on March 7, 2024, and will include the counting of the ballots in the 2024 elections for the president and trustee positions.

Kathryn Forsyth
Recording Secretary