

**Silver Ridge Park East Homeowners Association  
HOMEOWNERS (HOA) MEETING**

**DATE: April 4, 2024**

**LOCATION: SRPE Clubhouse, 979 Edgebrook Drive N, Toms River, NJ**

**TIME: 7:00pm – 26 Residents in attendance**

- I. **Call to Order:** President, Phil Cupo, called the meeting to order at 7:15pm.
- II. **Swearing in** of newly elected President, Phil Cupo and Trustees, Kathy Conte, Dave Fuhrman and Lorraine Witkowski.
- III. **Roll call of Trustees:**  
Present were Trudy Venkus, Joan Ward via telephone, Pete Szybel, Susan Swain, James Clarke, Kathy Conte, Lorraine Witkowski, Dave Fuhrman, Mary Conery, and Debbie Moriarty.  
Absent: Pat Tatulli, Mike Joffe.
- IV. **Approval of Meeting Minutes:** Minutes of the March 7, 2024 meeting were voted on and approved unanimously.
- V. **Approval of the Treasurer’s Report:** Report given by Dru Sangemino showing an unaudited shortfall of \$8,000 for the fiscal year ending March 31, 2024. The shortfall will be covered by money from savings. Our current Reserve Account balance is \$470,000/50% funded. Treasurer’s report approved unanimously.
- VI. **Board of Trustees Reports**
  - A. **Administrative Report** was given by Mary Conery and included:  
**Real Estate activity** – 3 homes closed in March; 12 homes are for sale, 5 “flippers”  
**March Collections** of dues and violations \$1,175.00  
**Real Estate Clerical Position** – 4 applicants, 3 interviewed to date
  - B. **Berkeley Township Coalition Report** was given by Debbie Moriarty  
**ADR training** on April 23<sup>rd</sup> at 11am location changed to Holiday City Berkeley’s Library.  
**HR-7084** – “You Earned It, You Keep It” Act introduced in Congress that would remove Social Security earnings from taxable income and raise the FICA tax limit to \$250,000. A petition is available in the vestibule or office to sign for support of the Bill.  
**“Township Trees”** – Berkeley Township no longer removes trees. The homeowner is responsible for all trees on their property including the town easement (first 10 feet from curb) and all other easements that may apply.  
**Berkeley Town Council Member Mike Signorile** is looking to reestablish the Senior Advisory Committee. He is looking for one member from each senior community to meet with him so he can relay concerns to the Town Council. More to come.
- VII. **Unfinished Business:**
  - A. **None**
- VIII. **New Business:**
  - A. **Increase of Capital Contribution** to 0.03% of the sale price, minimum \$850
  - B. **The garden club needs a volunteer** with a truck to help move a tree and supplies
  - C. **Kathryn Forsyth** is unable to continue as Recording Secretary. A replacement is needed
  - D. **New Entertainment Chair** needed by September
  - E. **Inspection of exterior of home** prior to sale to correct any violations

**F. Proposed rules:**

1. With the approval of the Architectural Committee, clotheslines may only be installed by the owner of any lot or living unit on the rear of the property within the sight lines of the home. Collapsible umbrella type must be securely mounted in cement. Prefabricated drying apparatus and retractable clotheslines may be used if they are removed/collapsed after use.
2. Holiday decorations are allowed for 30 days before and after the holiday. After 30 days, the decorations must be removed.

**IX. Motions – all were approved unanimously**

1. To approve Bello Casa proposal to convert our hall closet to a functional ADA Bathroom for \$33,269.41.
2. Payment of \$33,269.41 for ADA Bathroom project is to come from Savings Account and not to exceed \$35,000.
3. To approve a 4-foot fence around front flowerbed at 9 Concord Drive; an 8x10 shed at 5 Hamilton Court; non-permanent garden fencing at 920 Edgebrook Dr. N; amended approval for a 5-foot vinyl fence around deck at 38 Edinburgh Dr.; a backyard fence around patio at 14 Sutherland Ct; a 6x8 privacy panel at 12 Sutherland Court.

**X. Section Reports:** In Section 3, a confused female resident of SRPE fell on one of our streets and another resident helped her up and stayed with her until her family arrived. Fortunately, the woman knew her name so her family could be located.

If you have a family member who may end up in a similar situation, please supply their picture to the office so we can look out for them. Also noted the township provides bracelets for people who tend to wander and/or get lost.

**XI. Clubs and Committee Reports of note:**

**Beautification and Garden Club** – Work has started, please join on Tuesday at nine.

**Entertainment Committee:** next is Spring Fling April 20<sup>th</sup>.

**Flea Market/Junk in the Trunk:** May 18<sup>th</sup> with Bake Sale – Baked Goods contributions appreciated.

**Park ECHO** – error in April ECHO, page 4, the agenda date should be April 18, not May 18; Deadline for June issue is May 8<sup>th</sup>.

**Sunshine Club** – 3 PARK ECHO's sent, 2 Get well cards. Balance \$46.15 Please call with requests

**Trees:** \$40,128 spent this fiscal year. \$128 over budget.

**XII. Public comments** centered on the fences, rules for shed and the ballot.

One resident warned of credit card fraud at Fuel 4 on Route 70 in Lakehurst.

**XIII. Give Aways** – A \$25 Wawa gift card and tickets to a Frank Sinatra Show at the PNC Arts Center were given away to lucky residents in attendance.

**XIV. Next Agenda meeting** is April 18<sup>th</sup> at 10am, HOA meeting is May 2<sup>nd</sup> and will begin at 6:30pm with a speaker on hearing issues, 'When to seek medical treatment for hearing loss and tinnitus.... and Why....'

**XV. Adjournment:** The meeting was adjourned at 8:00pm by President Phil Cupo

Respectfully submitted in the absence of a Recording Secretary,  
Debbie Moriarty, Trustee