

Silver Ridge Park East Homeowners Association
HOMEOWNERS (HOA) MEETING

DATE: May 2, 2024

LOCATION: SRPE Clubhouse, 979 Edgebrook Drive N., Toms River, NJ 08757

TIME: 6:30pm – 29 Residents in attendance

- I. **Call to Order:** President, Phil Cupo, called the meeting to order at 6:30pm.
- II. **Speaker:** Dr. Laura Padham, Audiologist and Certified Dementia Practitioner discussed the importance of correcting hearing loss for optimum mental, emotional, and physical health, as well as prevention of dementia.
- III. **Roll call of Trustees:**
Present: Trudy Venkus, Joan Ward, Pete Szybel, James Clarke, Kathy Conte, Lorraine Witkowski, Dave Fuhrman, Mary Conery and Debbie Moriarty
Absent: Pat Tatulli, Mike Joffe, Susan Swain
- IV. **Presidents' Announcements:** included the Annual Report, Dumping on Common Grounds, Installation of 1st Trex bench on Stanford Drive, Information available on SRPeast.com, Cleaning up after dogs, Need for a Recording Secretary and Violations Chairperson, and passage of the amendment to the Covenants and Restrictions.
- V. **Approval of Meeting Minutes:** Minutes of the April 4, 2024, meeting was voted on and approved unanimously.
- VI. **Approval of the Treasurer's Report:** Report given by Mary Conery for Dru Sangemino. We are showing standard expenses and income for this 1st month of the fiscal year. A change to the March Income Statement due to a posting error, \$1,300 was moved from beautification to Administrative Payroll. The Board has appointed Dru Sangemino, Mary Conery and Kathy Conte as signers for all transactions. The treasurer's report was approved unanimously.
- VII. **Board of Trustees Reports**
 - A. **Administrative Report** was given by Mary Conery and included:
 - Real Estate Activity** – 7 homes closed in March; 8 homes are for sale.
 - March Collections** of fines was \$861.76.
 - Unpaid Dues** for April \$1,355.00.
 - Liens** - 5 recorded liens.
 - Real Estate Clerical Position** filled.
 - B. **Berkeley Township Coalition Report** was given by Debbie Moriarty.
 - ADR training** was held and there are 5 new mediators.
 - HR-7084** – “You Earned it, You Keep Act” is stalled in Congress. All are encouraged to sign the petition in the lobby or office or take one around to your neighbors. The petitions are being faxed to Washington.
 - “Veteran Transportation Program”** – Available free to all vets in Ocean County. If interested, contact Debbie Moriarty. Sign up requires your DD214 or Military ID. Uber and Lyft provide the rides.
 - Senior Isolation Prevention Program** – also offering free transportation to seniors over 62. Income limits apply. Contact Debbie for further information. Rides are also provided by Uber and Lyft.
 - NJDMV Van** – will be at Holiday City South on June 26th for Real ID and other transactions. There is a sign up. If interested contact Debbie.
 - Coalition Website:** SCofBT.org has a wealth of information. Residents are encouraged to check it out.
- VIII. **Unfinished Business:**
 - A. **ADA Bathroom update:** Construction will begin on Tuesday, May 5th and will take 4 – 5 weeks. The first payment of \$14,147.77 will be paid that day.
 - B. **Geese** – We are unable to buy decoys for the clubhouse this year but will consider for budget next year. Suggestions to deter are loud noise, decoys (Swans, Coyotes, Owls), Sonic repellent, spraying with hose.

IX. New Business:

- A. Fire Safety** – NJ Division of Fire Safety recommends 18 inches between mulch beds and combustible building materials. Mulch fires typically start on a hot day in the afternoons. Also, dryer exhaust ducts must have a backdraft damper.
- B. Soliciting** – Noted an increase in door to door soliciting. Obtain a “No Knock” sticker from the Berkeley Police who can then enforce no soliciting. We will be placing “No Soliciting” signs on our existing signage.

X. Motions:

- 1. To increase the clubhouse rental to \$500 for commercial entities – *approved unanimously*
- 2. Institute an inspection of properties when they are listed for sale to ensure compliance with architectural rules, effective June 1, 2024. – Roll call vote: 7 Yes, 2 No – *approved by majority*
- 3. To approve a temporary fence on side of house at 8 Sutherland Court; Temporary screen house and black open-rung fence around patio at 1069 Edgebrook Dr. S; 8’x8’ shed at 5 Chamberlain Court; widen driveway with pavers at 8 Eve Place; Remove railing, extend step, and replace garage apron at 1084 Edgebrook Dr. S. – *approved unanimously*
- 4. Approve rules as listed: One opposed – *passed by majority*
 - a. 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 sightlines of the home. Collapsible umbrella type must be securely mounted in cement. Prefabricated drying apparatus and retractable clotheslines may be used only if they are removed/collapsed after use.
 - b. Holiday decorations are allowed for 30 days before and after the holiday. After 30 days, the decorations must be removed.
- 5. Accept the results of the ballot to amend the Covenants and Restrictions approved by residents on 4/20/24.- *approved unanimously*

XI. Section Reports: Section 8 reported on a resident who was very pleased with the timely response to a request regarding a tree.

XII. Clubs and Committee Reports of note:

Beautification and Garden Club – Work has started, please join Tuesdays at 9am.

Common Grounds – New company, report any concerns to Mike Joffe.

Entertainment Committee: Hawaiian Luau on June 22nd. Tickets for sale at posted times.

Flea Market/Junk in the Trunk: May 18th with Bake Sale – baked goods contributions appreciated. Spots are still available.

Gray Power- 73.8 hours volunteered in April – processing ballots, weeding, washing clubhouse windows, raking pine needles/cones in common areas, folding plastic for Trex bench.

Park ECHO –Deadline for June issue is May 8th.

Sunshine Club –3 Park Echo’s sent to former residents, 1 get well card and 3 bereavement cards were sent. Please call Elva Hall with requests for cards.

XIII. Public comments: Discussion around putting names in the ECHO of those who have received a sympathy card, proposal to track dog waste to owner, request to make Treasurer’s report printed for attendees.

XIV. Give Aways – A \$25 Home Depot gift card, a garden flag donated by the Garden Club, and tickets to several shows at the PNC Arts Center were given away to lucky residents in attendance.

XV. Next Agenda meeting is May 16th at 10am, HOA meeting is June 6th at 7pm

XVI. Adjournment: The meeting was adjourned at 8:15pm by President Phil Cupo

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