

Silver Ridge Park Association, Inc.
Homeowner's Association Meeting

Date: August 1, 2024

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

Time: 7:00 pm – 27 residents in attendance (6 via GoToMeeting video conference).

- I. **Call to Order:** President Phil Cupo called the meeting to order at 7:05pm
- II. **Motion:** read by James Clarke to appoint Scott Stern as Association Treasurer, was seconded by Mary Conery and carried unanimously. Scott took the oath of office.
- III. **Roll Call of Trustees:**
Present: Trudy Venskus, Pat Tatulli, Pete Sztobel, Susan Swain, James Clarke, Kathy Conte, Mary Conery, Mike Joffe, Debbie Moriarty.
Absent: Dave Fuhrman, Lorraine Witkowski
- IV. **President's Announcements:** included acceptance for the Board appointed position of Vice President by Oliver Oramas; resignation of Toni Gratzel as Recording Secretary; the Association qualified for the second Trex bench to be located at the Waldwick circle.
- V. **Approval of Meeting Minutes:** Motion to approve Minutes of the June 26, 2024 Homeowner's meeting read by James Clarke, seconded by Mary Conery and approved unanimously.
- VI. **Approval of the Treasurer's report:** Treasurer Scott Stern reported that the Association continues to be on budget. Treasurer's report was approved unanimously.
- VII. **Board of Trustees reports:**
 - A. **Administrative Report** given by Mary Conery included:
Association Banking and Board approved signers: the Association By-Laws require two signers for each SRPE bank and on all SRPE checks, one Trustee and one Officer. The four banks at which the Association has accounts are Ocean First, Kearny Bank, Lakeland Bank and Manasquan Bank. The Board has approved Trustees Mary Conery and Kathy Conte, and Officers Scott Stern and Helen Griffin as signers on all Association bank accounts.
 - B. **Real Estate Report:** There are 11 homes currently for sale; 2 homes sold in July; 8 current active liens and 12 vacant properties.
 - C. **Delinquent Accounts and Vacant Properties:** The Board will be considering a motion at the August 15, 2024 agenda meeting to publish active liens in the Echo by address. These liens are published on the Ocean County Clerk's Office website and as such are a matter of public record. Given the number of vacant homes in the community, the Board requests assistance from owners to watch for any ill kept exteriors and/or individuals who may not belong in the community living in these homes and advise the office or their Trustee.
 - D. **Beautification/Garden Club:** Regrettably, after multiple requests for participation by community members to assist in maintaining the grounds around the clubhouse, no homeowners have come forward to help. For this reason, we will be seeking estimates from area landscapers to fulfill the management of these garden areas.
- VIII. **Unfinished Business:**
 - A. **ADA Bathroom:** is almost completed and Berkeley Township inspections to date have passed. Flooring, additional heater, toilet, handrails and sink are installed. Doors are next. Total cost of the project is \$33,269.51. Paid for by the Ocean First Savings Account
 - B. **Curb Repairs:** Berkeley Township has advised that the list of damaged curbs in the community will be addressed in 2025 as the budget will allow.
 - C. **A/C Repairs and replacement:** Replacement of one of three air conditioning units (air handler and condenser). New mother board to second unit and one relay to third unit

replaced. All completed at a cost of \$17,436.88. Paid for by the Kearny Bank Reserve Money Market Fund.

IX. New Business

- A. Reserve Study:** Onsite inspection was conducted in July. We are waiting for the report and status of the reserve account. The purpose of the study is to evaluate the condition of the Association properties and the cost to maintain and/or replace them.

X. Section Reports:

- A. Sections 1 – 11** reported no issues
B. Section 12 reported that the crepe myrtles are being watered by one of the section's residents and are thriving.

XI. Committee Reports:

A. Architectural Committee:

- 1. Long Outstanding Requests:** Kathy stated that there are currently 30 outstanding Architectural Committee requests awaiting approval, 4 of which are over 12 months old and have not been started or are still in progress: Fence at 1070 Edgebrook Dr.; Shed at 26 Brian Ct; Deck at 1143 Edgebrook; Reconstruction at 48 Southampton is an ongoing project and is exempt from the one-year rule but not from final inspection. Other Owners whose projects have not been completed and approved within one year will be required to complete a new request. She asked Owners whose projects have been completed to call the office and make an appointment for a final inspection.
- 2. House inspections prior to sale:** are in progress. 8 inspections were conducted, 2 with issues – one resolved and one still open.
- 3. Current open requests and motion:** for June: Shed at 26 Brian Ct; Deck at 31 Edinburgh; Fence at 110 Chamberlain. For July: Replace pavers at 45 Southampton; Flower garden at 1028 Edgebrook Dr.; Fence at 22 Edinburgh; Outdoor shower at 1039 Edgebrook; Deck at 3 Brian Ct. Motion to accept June and July Architectural requests read by Phil Cupo, seconded by James Clarke was approved unanimously.

- B. Common Grounds Committee:** Mike reported that the landscape company doing lawn maintenance has changed ownership, but the workers remain the same.

- C. Entertainment Committee:** Gail reported that she has 2 Grill Masters for the picnic. She is requesting more volunteers for the event. She announced there will be a Craft Fair and Bake Sale on November 16th.

- D. Echo:** Gail stated that the deadline for any submissions for the September issue is Wednesday, August 7th.

- E. Violations:** Nina reported that violations continue to be addressed.

- F. Sunshine Committee:** Elva reported that she sent 3 sympathy cards, 3 Park Echoes to former residents and 4 get well cards. She accounted for her expenditures and requested reimbursement to replenish her account.

- G. Trees:** Pat reported that he is responding to requests from homeowners and scheduling trimming and removal as appropriate.

XII. Comments from the Membership: A number of owners asked why trees near their homes in the common area had orange tape around their trunks. Pat Tatulli stated he would inspect any trees not already on his list and have them taken care of as appropriate. Debbie commented that there have been no volunteers for the garden club, so it is now defunct.

XIII. Next Meetings: Next agenda meeting will be held on Thursday, August 15th in the library; The next HOA meeting is scheduled for September 5th.

XIV. Adjournment: The meeting was adjourned at 7:45 by Phil Cupo.

Respectfully Submitted by Dru Sangemino, acting Recording Secretary