

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

**Date: September 5, 2024**

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

**Time: 7:00 pm – 19 residents in attendance**

- I. **Call to Order:** President Phil Cupo called the meeting to order at 7:05pm
- II. **Roll Call of Trustees:** Present: Trudy Venskus, Pete Sztybel, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte, Mary Conery, Mike Joffe, Debbie Moriarty.
- III. **President's Announcements:** included notifying members that information on committees is available in the August edition of the Echo and on the web site; advising them that the deadline to apply for the two open positions for Recording Secretary and Office Manager is September 15, 2024 and asking for volunteers to replace the two open positions on the Board of Trustees; an announcement that the number of liens on homes in SRPE will be listed in the Echo monthly and that there will be a speaker from Ocean County Senior Services at the October 3, 2024 meeting to discuss Medicare Part D.
- IV. **Approval of Meeting Minutes:** Motion to approve Minutes of the August 1<sup>st</sup>, 2024 Homeowner's meeting made by James Clarke, seconded by Kathy Conte and approved unanimously.
- V. **Approval of the Treasurer's report:** Treasurer Scott Stern reported that the Association continues to be on track and that there is a surplus in the Reserve account due to higher than expected interest payments. Motion to approve the Treasurer's report was made by Mary Conery, seconded by Dave Fuhrman and approved unanimously.
- VI. **New Business:**
  - A. **Association Law Firm:** Debbie reported that the law firm we have been using is very large and charges high fees. As a result she has proposed a smaller firm with lower fees be hired to handle Association business and will put forward a motion to appoint David Byrne of Ansell, Grimm and Aaron.
- VII. **Continuing Business:**
  - A. **Administrative Report** given by Mary Conery included:
    - a. **Reserve Study:** an invitation to homeowners to attend the September 19<sup>th</sup> agenda meeting to hear results of the reserve study from FWH Engineering Services.
    - b. **Real Estate Report:** 2 homes sold, 10 homes for sale, 9 active liens, 34 homes in arrears and 13 vacant properties.
    - c. **Delinquent Accounts and Vacant Properties:** Total liens on properties in SRPE amount to \$35,360. This represents unpaid dues and fines, including one or more fines that have reached their limit of \$5,000 for each offense. Many of these homes continue to be inhabited by their owners who refuse to pay their dues and/or fines or maintain their properties; others are owned by HUD and can remain vacant for months or even years. These ongoing difficulties continue to frustrate office personnel.
  - B. **Beautification/Garden Club:** Debbie reported that she has received three estimates and is awaiting a fourth to put down stone in the area in front of the clubhouse. The Board will discuss the plan at the next Agenda Meeting and accept the best estimate.
  - C. **ADA Bathroom and concrete repair:** Mary reported that the Township has issued its final approval of the ADA bathroom and it is ready for use now; repair of the concrete outside the ADA bathroom was completed at a cost of \$1,265.50.
  - D. **Proposed wall extension in the clubhouse:** Mary advised that three proposals will be considered at the Agenda Meeting on September 19<sup>th</sup> to extend the storage area to accommodate storage of remaining tables and chairs.
  - E. **Coalition Report:**
    - a. **Trash Collection:** Debbie reported that the Township is considering upgrading trash collection with Robocans. Owners would be supplied with two receptacles at no cost, no jobs would be lost and costs to the Township would be lowered. Requests for assistance moving waste receptacles must be accompanied by a prescription from the doctor.

- b. **Deer:** Do Not Feed the Deer signs are being installed throughout the Township in an effort to curb the deer population.
  - c. **State, Township and County bills and appeals:**
    - i. The appeal concerning the law allowing individuals under 55 to purchase homes in over 55 communities was defeated.
    - ii. The Older Americans Act is cutting funding to the Meals on Wheels program. Contact Congressman Chris Smith to oppose the cuts.
    - iii. HR 7084 eliminating Federal tax on Social Security earnings is stalled in congress.
    - iv. New Jersey Bill S2930 Open Public Records Act has been passed reducing the amount of information that can be requested from Government records.
  - d. **VA Building:** The VA clinic building on Hooper Avenue is awaiting opening.
  - e. **Berkeley Veterans Facility** being built in Berkeley Township has been fully funded by the Tunnels to Towers Foundation and will provide veterans with housing and other services.
  - f. **Soliciting:** is permitted in Berkeley Township between 11am and 3pm and requires a permit. You can ask to see the permit and call police if it is not presented.
  - g. **Safe Driving Course:** will be offered by AARP after the 1<sup>st</sup> of the year.
  - h. **Roofing scam:** Grapevine Pro is advertising roof replacement for exorbitant price.
- F. **Gotomeeting report:** Mike reported that he is in the process of improving video conferencing allowing owners to attend the HOA meeting remotely.

**VIII. Motions:**

- B. **Appointment of a new attorney:** Debbie made a motion to appoint David Byrne of Ansell, Grimm & Aaron as the new Association attorney, seconded by Jim Clarke and approved unanimously.
- C. **Architectural:** Kathy made a motion to accept the Architectural Committee approval of two projects; construction of a deck at 16 Concord Lane and widening the driveway at 1029 Edgebrook Drive East. Motion was seconded by Dave Fuhrman and approved unanimously.

**IX. Section Reports:**

- A. **Sections 1 – 12** reported no issues

**X. Committee Reports:**

- A. **Entertainment Committee:** Carolyn reported that 58 tickets have been sold for the upcoming picnic on September 7<sup>th</sup>. She stated that the deadline to purchase tickets is Friday, Sept. 6<sup>th</sup>.
- B. **Common Grounds Committee:** Mike asked for patience from homeowners who have complained about a lack of maintenance of some of the more extensive grounds behind homes. He stated that funding the maintenance of these grounds within the current dues structure is not possible and that he and other volunteers are doing the best they can to maintain them.
- C. **Sunshine Committee:** Elva reported that she sent 2 sympathy cards, 2 Park Echoes to former residents and 4 get well cards. She accounted for her expenditures and thanked the donors who contributed funds for postage and to purchase cards. She also reported that one of the sympathy cards was for Frank Daddio, a former President of the Board and active member of the community and suggested that his wife would appreciate a phone call.

- XI. **Comments from the Membership:** Questions were posed by a resident concerning estimates for the ADA bathroom and how some amounts in the budget were derived. It was suggested he join the Finance Committee. Another resident asked when to expect automated waste removal to begin. Debbie stated that the Township has purchased the trucks, but no deadline has been established. There was confusion expressed regarding the trash collection schedule this past week. Some owners expressed frustration regarding rules concerning political signs and flags.

- XII. **Next Meetings:** Next agenda meeting will be held on Thursday, September 19; The next HOA meeting is scheduled for October 3<sup>rd</sup>, 2024 at 6:30PM.

- XIII. **Adjournment:** The meeting was adjourned at 7:45 by Phil Cupo.