

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

**Date: November 7, 2024**

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

**Time: 6:30 pm – 25 residents in attendance; 1 resident remotely.**

- I. **Call to Order:** President Phil Cupo called the meeting to order at 6:35pm
- II. **Guest Presentation:** Holisticare Hospice. Guest speakers Velus Cambbell and Cassidy Greenberg did a short presentation on the many positive aspects of hospice care. They described the various ways medicare funded hospice care is prescribed for patients whose life expectancy is limited and pointed out that often a patient in hospice care can experience improvement in their condition. They answered questions from homeowners and Trustees and left literature with contact information for those interested.
- III. **Roll Call of Trustees:** Present: Pete Szybel, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte, Mary Conery, Mike Joffe and Debbie Moriarty. Absent: Trudy Venskus and Pat Tatulli.
- IV. **President's Announcements:** included notifying members that:
  - A. The Toms River Department of Health and Human Services invited veterans to a luncheon in recognition of their service and dedication on November 12 at the Toms River Senior Center.
  - B. Trustee Pat Tatulli has been taken seriously ill. Prayers for his rapid recovery were requested.
  - C. At the October agenda meeting the Board approved hiring Karen Theer as our new Association Administrative Assistant.
  - D. Having completed the audit for Fiscal year 2024, the accountant presented his findings to the Board at the October agenda meeting, the results of which will be addressed after the Treasurer's report.
  - E. Treasurer Scott Stern called the first budget meeting on October 29<sup>th</sup> to plan the budget for the upcoming fiscal year beginning this coming April. Several homeowners attended the meeting.
  - F. In response to discussions with homeowners, one of our Trustees suggested forming a Wildlife Committee comprised of homeowners and a Trustee. The committee would explore ways to manage wildlife in the community. Those interested in joining this committee were asked to contact the office.
  - G. The next HOA meeting will be held on Thursday, December 5<sup>th</sup> at 6:30pm sharp. Speakers will be Mayor John Bacchione and Public Works Director Shawn Thomas.
- V. **Approval of Meeting Minutes:** Motion to approve Minutes of the September 5<sup>th</sup> 2024 Homeowner's meeting was made by James Clarke, seconded by Kathy Conte and approved unanimously.
- VI. **Approval of the Treasurer's report:** Treasurer Scott Stern reported that several expense items are recorded quarterly, which can cause the income statement to show surpluses in some months and deficits in months when quarterly payments are made. These variances are expected to even out over time. The Treasurer's report was approved by Mary, seconded by Dave and carried unanimously.
- VII. **New Business:**
  - A. **Administrative Report:**
    - A. **Real Estate:** Mary reported 7 homes sold, 10 homes for sale and 3 active flippers.
    - B. **Delinquent Accounts and Vacant Properties:** 46 owners did not pay their third quarter dues which totaled \$4,140. Violation fees collected amounted to \$2,164.85 and late fees to \$575. There are currently 7 homes with liens as of November 1 amounting to \$35,039.66.
  - B. **Coalition Report given by Debbie Moriarty:**
    - A. The coalition hosted a speaker from Caregivers of Central Jersey who discussed services they offer to the community including transportation, food shopping, Caregiver respite, light home repair services and pet therapy among others.
    - B. Robocans are expected to be provided at the beginning of the year.
    - C. The application deadline for the Anchor rebate has been extended to December 6<sup>th</sup>.
    - D. Free turkeys will be given away to those who really need them at Holiday City South on November 26 from 12 to 2pm.
    - E. Free Thanksgiving dinner will be offered at Adrian Hall in Ocean Gate. If interested, call the office.
- VIII. **Continuing Business:**

- A. **Accountant's Audit Review:** Scott reported that the Association suffered a loss of \$22,336 for the fiscal year ending March 31, 2024. The reason for the loss is that there was \$24,000 in fines that were uncollected. The loss should begin to disappear as we collect these fines.
- B. **Budget Meeting:** Scott reported that the Committee met and discussed a preliminary budget. He stated that meetings will continue later in the month.

**IX. Motions:**

- A. Motion to approve the Accountant's audit report for Fiscal Year 2024 made by Scott, approved by Kathy, seconded by Debbie and passed unanimously.
- B. Motion to open a new bank account: Scott explained that the new lawyer will not be holding deposits from Flippers for the Association, which obliges SRPE to hold these deposits in a trust account to avoid comingling them with other funds. As a result, he made a motion to open a trust account at Ocean First Bank for deposits held in escrow. Motion was seconded by Mary and approved unanimously.
- C. Architectural Committee: Motion to approve planting a daffodil garden in common area at 14 Waldwick Court; installing a 6' by 8' shed in the back yard at 35 Edinburgh Dr.; installing solar panels at 18 Cambridge Court and to beautify the common area behind 16 Chutney Street with flowers, plants, bushes, stepping stones and outdoor plants was made by Kathy, approved by Debbie, seconded by Dave and approved unanimously.
- D. Motion to prohibit publicizing addresses of owners with liens: Dave explained that there is a federal law prohibiting publicizing names but not addresses of individuals who have debts, thus he made a motion to prohibit publication of addresses or any other identifiable information on owners who have liens against their property in the Echo or any other Association related publication. Discussion was requested which ultimately resulted in the motion being tabled.
- E. Motion to hire Karen Theer as Association Administrative Assistant was made by Mary, approved by Kathy, seconded by Dave and approved unanimously.

**X. Section Reports:** Sections 1 – 12 reported no issues.

**XI. Committee Reports:**

- A. **Beautification:** Debbie stated that the Committee has cleaned up the beds outside the clubhouse and beautification of these areas will be budgeted for next year.
- B. **Common Grounds Committee:** Mike stated that the lawn maintenance has essentially finished for the season. He asked people to remain vigilant during the current drought.
- C. **House Committee:** Debbie announced that furniture has been donated for the vestibule area. The sofa and two chairs that are currently in the vestibule are being offered for sale for \$200 or best offer.
- D. **Hospitality Committee:** Katherine thanked those who contributed snacks for the meeting and invited attendees to partake after the meeting.
- E. **Pins and Needles:** Meets every Tuesday at 1 in the library. Cookie announced that Pins and Needles in conjunction with the Library Committee is conducting a Children's Book Drive for the new Children's Hospital on Route 37. The drive will be held in the first few weeks of December and a bin will be set up in the Clubhouse for age-appropriate books for children ages 1 through 12. New books only.
- F. **Sunshine Committee:** Elva reported that 4 Echos were mailed to former residents, one get well card and 2 sympathy cards. She thanked homeowners who call to let her know a card will be well received.
- G. **Trees:** Mary reported she is covering for Pat while he is in the hospital.
- H. **Violations:** Nina reported that violations are ongoing and being handled. Kathy asked owners to report violations to the office if they notice them because that is how they are recorded and fixed.

**XII. Comments from the Membership:** Some residents were concerned that names and/or addresses of owners with liens might be published while others felt that publicizing addresses would be a deterrent to delinquent owners. Trustees noted that owners having difficulty paying their dues can seek assistance from public agencies or by contacting the office to make payment arrangements. Kathy reminded owners to be aware of fire danger during the drought and not to use fire pits. An owner requested posting Second Friday gatherings on the marquee. There was a question about what happens if an owner has debris that does not fit in the robocans. Kathy advised to call the Township and they will send a truck to pick up such items.

- XIII. Next Meetings:** Next agenda meeting will be held on Thursday, November 21<sup>st</sup> at 10:00 AM; The next HOA meeting is scheduled for December 5<sup>th</sup> 2024 at 6:30PM. The speakers will be Mayor John Bacchione and Public Works Director Shawn Thomas. They will discuss the Robocans roll out and other matters.
- XIV. Adjournment:** The meeting was adjourned at 7:50 by Phil Cupo.

Respectfully Submitted by Dru Sangemino, Recording Secretary