

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

**Date: December 5, 2024**

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

**Time: 6:30 pm – 23 residents in attendance; 1 resident remotely.**

- I. **Call to Order:** President Phil Cupo called the meeting to order at 6:40pm
- II. **Guest Presentation:** Mayor John Bacchione and Public Works Assistant Director Doug Fisher. Mayor Bacchione, with occasional input by Mr. Fischer, discussed the rollout of robocans in the Berkeley Coalition communities. Mr. Bacchione, having visited with all these Associations, stated that the response to initiating the use of robocans was overwhelmingly favorable. He stated that the purpose of the rollout was to reduce injuries to the sanitation work force, thereby reducing the cost to the Township of workers compensation claims. Workers no longer needed for waste pickup will be reassigned to other positions within the Sanitation Dept. The rollout is expected to take place toward the end of the first quarter of 2025 and will begin with distribution of two 65 gallon robocans, one for trash and one for recyclables. Replacement cans holding 95 gallons will be made available on request if owners wish cans larger than 65 gallons. Robocans should be placed with wheels around a foot from the curb. Owners are asked to avoid allowing wood scraps or branches to protrude from the tops of the cans as this can damage cameras on the truck. Bulk pickup consisting of debris that does not fit in the cans will be picked up in response to telephoned request from homeowners and will no longer be picked up along with regular trash or recyclables. Workers will assist homeowners who are unable to manage their waste receptacles as long as a yearly renewed note from the Doctor is sent to the Department. Electronics and hazardous waste must be disposed of in Berkeley recycling center as usual. More information can be found on the website ([twp.berkeley.nj.us](http://twp.berkeley.nj.us)). Click on the link for Automated Trash/Recycling information. Or call the Sanitation Department at 732-349-4616.
- III. **Roll Call of Trustees:** Present: Pat Tatulli, Pete Szybel, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte, Mary Conery and Debbie Moriarty. Absent: Mike Joffe.
- IV. **President's Announcements:** included notifying members that:
  - a. Trustee Trudy Venskus has regrettably retired from the Board of Trustees.
  - b. Vendors at the November 16<sup>th</sup> Holiday Craft Fair and Bake Sale did well with the sales of their crafts (27 tables). Bake Sales exceeded previous profits and the Flea Market committee did well with sales from food & drinks.
  - c. The extended deadline for filing for the Anchor rebate was December 6<sup>th</sup>.
  - d. The next HOA meeting is scheduled for January 2, 2025. Guest speaker will be Christine Menegus, APN from Advanced Radiology Solutions. She will discuss treatment of vascular issues such as: varicose veins, Deep Vein Thrombosis (DVT), peripheral artery disease (PAD) and a new treatment for knee pain.
- V. **Approval of Meeting Minutes:** Motion to approve Minutes of the September 5<sup>th</sup> 2024 Homeowner's meeting was made by Jim Clarke, seconded by Kathy Conte and approved unanimously.
- VI. **Approval of the Treasurer's report:** Treasurer Scott Stern reported that the budget is currently showing a loss, but he expects the variances to even out over time. The Treasurer's report was approved by Kathy, seconded by Dave Fuhrman and approved unanimously.
- VII. **New Business:**
  - a. **Administrative Report:**
    - a. **Real Estate:** Mary reported 4 homes sold, 6 homes for sale and 2 active flippers.
    - b. **Delinquent Accounts and Vacant Properties:** 35 owners did not pay their third quarter dues which totaled \$3,150. Violation fees collected amounted to \$0.00 and late fees to \$350. There are currently 8 homes with liens amounting to \$38,604.66.
    - c. Administrative office has researched the cost of repaving the parking lot, which is the one of the two most expensive items shown on the Reserve Study to need replacement in 2025. The office has received a quote of \$85,300 for the project, which is significantly lower than the \$238,000 estimate shown on the study. An estimate to repair cracks, apply sealer & reline was \$18,978. The contractor advised that sealing does not increase the life but just the appearance. He recommended deferring for at least another 2 years.
- VIII. **Continuing Business:**
  - a. **Upcoming vote to approve the budget for next year:** Scott reported that the new reserve study performed in the fall showed that several common area items, some with significant price tags, are due to be replaced over the next few years. The expense of these items could significantly deplete the



reserve account balances necessitating special assessments to maintain a sufficient balance in these accounts to cover required as well as any unexpected repairs and replacements. Rather than burdening homeowners with the additional expense of special assessments, the Board has decided to request a \$10 per quarter dues increase for the upcoming budget year.

**IX. Motions:**

- a. **Architecural Committee:** Motion to approve building a three season room at the rear of 4 Chutney Street; installing a fence at 1131 Edgebrook Drive South; and adding rear slider and new landing at 44 Sutherland Ct. Motion to approve by Mary Conery, seconded by Debbie Moriarty and unanimously approved.
- b. **Motion to approve adding the following rule to the governing documents:** "The Board of Trustees is responsible for the hiring and firing of employees of the Association. A committee consisting of at least three Trustees will meet to discuss or interview for the position and make a recommendation to the Board either at an agenda meeting or via email. In the case of hiring, a candidate will be invited to the next agenda meeting to present themselves to the Board. The Board will then make a decision in private session. If the person is to be hired, a motion will be made at the following HOA meeting." Motion to approve made by Kathy Conte, seconded by Mary Conery and unanimously approved.
- c. **Electrical repair:** Motion to approve repair or replacement of clubhouse lighting for an amount not to exceed \$1,500, funded by the Reserve Account approved by Mary Conery, seconded by Kathy Conte and unanimously approved.

**X. Section Reports:** Sections 2, 4, 5, 6, 7, 11 and 12 reported no issues. Section 10 reported a small RV parked in the driveway which was subsequently removed and a home in which caregivers continue to reside after the owner has been placed in a nursing home which is a violation. The situation will be addressed.

**XI. Committee Reports:**

- A. **Beautification:** Debbie stated that the committee will reconvene in the spring.
- B. **Exercise:** Donna reported that exercise continues to be held on Monday, Wednesday and Friday from 9:30 to 10:30. Everyone is welcome including gentlemen.
- C. **House Committee:** Debbie stated no issues to report.
- D. **Pins and Needles:** Meets every Tuesday from 1pm to 3pm in the library. Cookie announced again that the 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 has been set up in the Clubhouse for age-appropriate books for children ages 1 through 12. New books only. Books donated will be brought to the hospital on December 20<sup>th</sup>.
- E. **Sunshine Committee:** Elva reported that 5 Echos were mailed to former residents, one of whom paid for postage, 3 get well cards and 1 sympathy card. She thanked homeowners who call to let her know a card will be well received.
- F. **Trees:** Mary reported that someone is needed to manage the trees. She asked that residents try to limit their requests to trees that are dangerous, diseased or dead until someone comes forward.

**XII. Comments from the Membership:** A resident asked about one of the CD's on the financial report and whether a Certified Public Accountant was on the Finance Committee. He was advised that the amount he questioned was a refinanced Certificate of Deposit and that the Finance Committee consists of Board members and homeowners who wish to participate. He was told that the Association engages the services of a CPA as needed. He inquired why committee income and expenses are not shown on the budget, the response to which was that Committee income and expenses are separate from operating income and expenses and therefore are not shown in the monthly report. He was advised to send a written request to the Board to meet concerning how Committee income and expenses are handled. Another owner stated that there was an increase in the budget last year and wanted to know why another increase is needed. She was advised that the reserve accounts need to be refinanced when expensive repairs and replacements deplete available funds to avoid special assessments. Another owner complained about unsightliness around one of the homes in her area. She was advised to submit a complaint form since nothing can be done about it without one.

**XIII. Next Meetings:** Next agenda meeting will be held on Thursday, December 19<sup>th</sup> at 10:00 AM; The next HOA meeting is scheduled for January 2, 2025 at 6:30PM.

**XIV. Adjournment:** The meeting was adjourned at 7:50 by Phil Cupo.

Respectfully Submitted by Dru Sangemino, Recording Secretary