

Homeowner's Association Meeting

Date: January 2, 2025

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

Time: 6:30 pm – 23 residents in attendance.

- I. **Call to Order:** President Phil Cupo called the meeting to order at 6:40pm
- II. **Guest Presentation:** Christine Menegus and two other representatives from Advanced Radiology Solutions summarized the outpatient healthcare services offered at its Office Based Location in Manasquan, NJ. More specific information was provided concerning varicose vein treatment and alternative treatments for arthritis pain, among the other healthcare services offered with and without a referral from a physician. Contact literature was provided.
- III. **Roll Call of Trustees:** Present: Pat Tatulli, Pete Szybel, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte and Debbie Moriarty. Absent: Mike Joffe, Mary Conery.
- IV. **President's Announcements:** included notifying members that:
 - A. The Board has elected to pursue foreclosure for Owners who have continuously ignored efforts to bring their accounts up to date.
 - B. The Board has decided that names and/or addresses of owners with liens will not be made public. Only total overdue balances and liens, absent owner information will be published in the Echo. However, because the Association Attorney has advised us that there are no legal obstacles to revealing this information, Owners interested in obtaining it may inquire at the office.
 - C. The Call for Nominations and Budget Ballot will be mailed out on January 8th. The Budget includes an increase of \$10 per quarter. There will be a meeting to discuss the budget and increase on January 23 at 7pm and the Call for Nominations and completed budget ballot are due on January 31, 2025. Owners were reminded that a yes vote accepts the budget and increase and a no vote keeps the current budget in place and could require a special assessment by the end of the year.
 - D. This year in compliance with Federal law, the Association is conducting its required survey of residents. A HOPA form for use by owners and tenants to report their names, ages and resident status is available on the Association website and copies will be inserted in the next few issues of the Echo. Completed forms are due in the office by May 31, 2025. Owners who do not meet the deadline will be fined \$25 per month until the office has received their completed forms.
 - E. The next HOA meeting is scheduled for February 6, 2025.
- V. **Approval of Meeting Minutes:** Motion to approve Minutes of the December 5th 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 showing a positive balance as of December, 2024. He also stated that a meeting will be scheduled to discuss reserves early this coming week; time and date will be communicated in an email blast. Owners are encouraged to attend. The Treasurer's report was approved by Dave Fuhrman, seconded by Debbie Moriarty and approved unanimously.
- VII. **New Business:**
 - A. **Administrative Report:**
 1. **Real Estate:** Kathy reported 4 homes sold, 5 homes for sale and 4 active flippers.
 2. **Delinquent Accounts and Vacant Properties:** 28 owners did not pay their third quarter dues. Violation fees collected amounted to \$2,825 and late fees to \$425. There are currently 8 homes with liens amounting to \$33,525.46.
 3. **Schedule for Closing Fees:** The Board has approved the following fees for homes closed in SRPE: For closings unencumbered by liens or other issues, the fee is \$75; for homes with liens or other matters complicating the closing process, the fee is \$150 and for encumbered closings where the services of an Attorney are required, the fee will be \$500.
 - B. **Coalition Report:** PTR1 and PTR2 Senior Freeze checks will be going to the Township rather than to the residents this year. There will be a meeting on January 16th where more information will be provided. Two Ocean County mobile units will be coming out to the Associations to provide tax forms and information. They may be accompanied by members of the Ocean County Health Department. More information will be provided at future coalition meetings. Activities are being

planned to celebrate the 150th anniversary of Berkeley Township and will be reported in local newspapers. Legislation was passed by the State per Bill H.R. 82 that eliminates reductions made to Social Security benefits for state and local employees who receive other benefits. AARP is offering a 6 hour driving class to seniors for \$20 for members and \$25 for non-members. Attendees will receive a reduction in car insurance. Contact Debbie if you are interested. A group class may be available if enough people show interest.

VIII. Continuing Business:

- A. Upcoming vote to approve the budget for next year:** Debbie urged everyone to attend the upcoming meeting on January 23 at 7 to discuss the budget. She stated that completed ballots and the Call for Nominations are due in the office by January 31st.

IX. Motions:

- A. Chimney repair:** Motion to approve replacement of the clubhouse chimney for an amount not to exceed \$4,000 funded by the Reserve Account was made by Debbie Moriarty, approved by Kathy Conte, seconded by Pat Tatulli and unanimously approved. Debbie added that the final price for the project was \$3,675.

X. Section Reports:

- A. Section 2:** Pat reported several break-ins on Christmas Eve. He recommended owners keep their doors and windows locked and keep lights on at night, especially in the back where someone can move about unseen in the dark. If you see or hear anything unusual call the police.
- B. Sections 4, 5, 6, 7 and 9** reported no issues
- C. Section 12:** Debbie reported a home with an infant in residence and stated the situation is being attended to.

XI. Committee Reports:

- A. Beautification:** Debbie stated that the committee will reconvene in the spring.
- B. Entertainment & Flea Market:** Gail reported income and expenses for Entertainment and Flea Market for the year 2024. After four major events, the ending balance in the Entertainment bank account was \$3,258 with a profit of \$523 for the year. She stated that the account balance will be allocated to a catered event for the Community to take place in April of 2025. More information about this event will be forthcoming. The Flea Market had three events during 2024. The ending balance in the Flea Market account is \$4,257 and profit for the year was \$814. Expenditures between the two sets of events go to decorations, supplies, food, drink and entertainment. They are detailed in the financial reports maintained monthly and released to the Audit Committee yearly.
- C. House Committee:** Debbie complimented the Christmas decorations and Gail requested help with taking them down and storing them on Thursday, January 9th at 2pm. She also said she will be contacting the cleaning contractor to strip and wax the kitchen floor and added that the Flea Market will be contributing funds to have the rugs in the clubhouse cleaned.
- D. Hospitality Committee:** Linda thanked everyone who brought snacks to share.
- E. Park Echo:** Gail said the deadline for the February Park Echo is January 6th and asked anyone who wants to contribute to the issue to send her an email at her email address published in the Echo.
- F. Pins and Needles:** Cookie reported that the committee is doing well. She stated that the book drive was a success and the Children's hospital on Rt. 37 was grateful for the contribution of 15 brand new childrens' books. Pins and Needles Meets every Tuesday from 1pm to 3pm in the library.
- G. Sunshine Committee:** Elva reported that 5 Echos were mailed to former residents, 3 get well cards and 1 sympathy card. She thanked homeowners in advance for their calls.
- H. Welcome Committee:** Gail reported that 5 new owners were given welcome packets this month.

- XII. Comments from the Membership:** A resident complimented the job the Entertainment Committee does with events for which the charge is minimal given the quality delivered. She also inquired about the notice sent to residents concerning an internet portal and was advised that the email notifying owners of the portal was sent out mistakenly by the programmers from the accounting software provider's IT department. Another owner suggested posting cautionary information about the recent break-ins in the Echo.

- XIII. Next Meetings:** Next agenda meeting will be held on Thursday, January 16th 2025 at 10:00 AM; The next HOA meeting is scheduled for February 6, 2025 at 6:30PM.

- XIV. Adjournment:** The meeting was adjourned at 7:55 by Phil Cupo.

Respectfully Submitted by Dru Sangemino, Recording Secretary