

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

Date: February 6, 2025

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

Time: 6:30 pm – 17 residents in attendance.

- I. **Call to Order:** President Phil Cupo called the meeting to order at 6:40pm
- II. **Guest Presentation:** Caitlin Hensley from Flagstar Bank summarized the many scams through email and phone calls meant to fool people into giving them money. She also pointed out some of the security measures banks have available to help account holders protect their accounts.
- III. **Roll Call of Trustees:** Present: Pat Tatulli, Pete Szybel, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte and Debbie Moriarty, Mike Joffe and Mary Conery.
- IV. **President's Announcements:** included notifying members that:
 - A. The Ocean County Health Department will not continue their health visits due to lack of attendance.
 - B. 168 budget ballots were returned as of the deadline date of January 31st. There were 118 votes to pass the new budget with a \$10 increase, with 50 votes against. As of April 1, 2025, the dues will be \$100 per quarter.
 - C. Ballots to elect a new President and Board of Trustees will be mailed out on February 12th. Please use this opportunity to vote for any of the candidates you feel will best represent you. A space will be provided for you to add your vote for yourself or someone whose name is not already listed. Please follow the instructions provided with the ballots carefully. Ballots must be sealed in the ballot envelope and placed in the return envelope provided. The return envelope can either be mailed or placed in the ballot box or the office mail slot.
 - D. Our Meet the Candidates" gathering will be held on February 19th at 7pm. You are encouraged to join us and get to know this year's candidates for President and Board of Trustees. Debbie will be providing more information about this gathering and the election later in the meeting.
 - E. On Thursday, March 6, we will be holding the Annual Meeting of the HOA. At the meeting, ballots will be counted and members of your new Board of Trustees announced to the membership.
- V. **Approval of Meeting Minutes:** Motion to approve Minutes of the January 2, 2025 Homeowner's meeting was made by Jim Clarke, seconded by Kathy Conte and approved unanimously.
- VI. **Approval of the Treasurer's report:** Scott reported that there is a minor error in the earlier financial statements. The error was corrected in the January statement. Otherwise everything is moving along as we expected. Motion was made to approve the Treasurer's report by Scott Stern, seconded by Kathy Conte and approved unanimously.
- VII. **New Business:**
 - A. **Administrative Report:**
 1. **Real Estate:** Mary reported 47 homes sold over the course of the calendar year. 3 homes were sold in January, 6 homes are currently for sale and there are 5 active flippers.
 2. **Delinquent Accounts and Vacant Properties:** 46 owners did not pay their third quarter dues, totaling \$4,900. Unpaid violations balance is \$15,065. There are 7 active liens and 2 foreclosures in progress.
 3. **Volunteer hours:** Total volunteer hours for the last calendar year, 389 hours, valued at \$6,031.
 - B. **Coalition Report**
 1. The coalition requests that homeowners refrain from feeding the deer. It is reported that the township is becoming more aggressive with fining for this violation of township statutes.
 2. Forms for the New Jersey Stay, Anchor and Senior Freeze applications will be included on a single form this year to be mailed out toward the end of February. The form will also be on the NJ state website. There has been some confusion concerning how these rebates will be distributed. There will be a meeting at the coalition next month where representatives from the State Treasury will clarify how these rebates will work.
 3. A solar field has been erected in Berkeley Township. Owners interested in saving money on their electric bills by buying into the solar field are advised to go to the "Thinkenergy.com/Berkeley" web site.
- VIII. **Continuing business**
 - A. **Pending Elections:** Debbie reported that ballots to elect a new Board of Trustees will be mailed out next week (February 12). Currently we have three (3) candidates and a total of seven (7) open positions. You are asked to select a candidate and/or write in any name that does not already appear on the ballot, including your own. Ballots are due back in the office on March 5 by 11am. The Meet the Candidates event will be held on February 19th at 7pm in response to requests by homeowners

that they have the opportunity to meet with the candidates before completing and returning their ballots. Additional volunteers are needed to count votes on election night, March 6. Please contact Debbie if you are available.

- B. Progress on the Reserve Study:** Scott reported that the Reserve committee met and reviewed the numbers on the Reserve Study. He said the Engineers who prepared the study indicated that a very large sum of money is needed over the next three years for items which in their estimation had reached the end of their useful lives. It was decided that members of the committee gather their own estimates for the most expensive items on the list, one of which was to resurface the parking lot. The Engineers quote for this project was \$238,000, but the Committee was successful in obtaining a quote for around \$90,000. It was the opinion of the Committee that this expenditure would extend the useful life of the parking lot by 10 to 20 years. This would alleviate some of the pressure to meet the immediate financial burden presented by the other expensive items on the study that have reached the end of their useful lives.

IX. Motions:

- A. Architectural approval:** Kathy made a motion to approve a shed at 32 Hamilton Court. Motion was approved by Pat Tatulli, seconded by Debbie Moriarty and approved unanimously.

X. Section Reports:

- A.** Section 10 reported two homes with violations which are being addressed.
B. Section 12: Debbie reported there is a home with an infant in residence, which is being addressed.

XI. Committee Reports:

- A. Beautification:** Debbie stated that the committee will reconvene in the spring.
B. Grounds: Mike reported that the driveway was salted after the last snowfall.
C. Entertainment & Flea Market: Gail reported that no events are scheduled until April, when there will be an Appreciation Night for homeowners, compliments of the Entertainment Committee. Space will be limited, so owners are asked to watch for listed dates when tickets will be available. The next Flea Market event will be the Junk in the Trunk, which will be held on May 4.
D. House Committee: Debbie reported that the furnace required a small repair. She said the Committee is considering colors for painting the lobby area. Samples have been taped to the wall for comparison. She added later that the exit signs in the clubhouse were replaced on advice of the fire inspectors.
E. Hospitality Committee: Katherine reported that everything is fine and thanked those who contributed snacks.
F. Park Echo: Gail reported that she met with the Committee the other day and they were trying to come up with some ideas for the newsletter cover. She said they are running out of images that do not require a license. As a result, they are asking homeowners to submit art work or photographs to be considered as covers for future issues. It is requested that images are not of animals or people, and are seasonal.
G. Pins and Needles: Joy reported that the committee meets every Tuesday from 1 to 3 in the library.
H. Sunshine Committee: Elva reported that 6 Echos were mailed to former residents, 4 get well cards, 1 milestone 100th birthday card, and 1 sympathy card. She thanked homeowners in advance for their calls
I. Trees: Pat reported that he is sharing the tree responsibilities with Janine Montefusco who is on vacation. He said he had one tree limb issue and three more on deck which he will take care of when the weather warms up. He said Janine's email and his telephone number are in the echo if owners need tree issues taken care of.
J. Welcome Committee: Penny reported that 3 new owners were given welcome packets this month. She said this is the time of year when she gathers printed information from townships and county agencies and she is asking for ideas or suggestions to help with collecting this information which is sometimes not readily available. She said clubs and committees are welcome to contribute to the welcome packets. Currently one of the committee contributions is a "Golden Ticket" to attend one of the community events for free and another contributes a knitted or crocheted washcloth or pot holder. She invited other committees and clubs to contribute items to the welcome packets.

- XII. Comments from the Membership:** Gail reported that the Knights of Columbus are holding an event in the clubhouse on February 13 and all proceeds will be donated to help with the California fires. Information is on the bulletin board. The cost to attend is \$15. Pete mentioned that the library is holding CPR courses.

- XIII. Next Meetings:** Next HOA meeting will be held on Thursday, March 6th 2025 at 7:00 PM; The next agenda meeting is scheduled for February 20, 2025 at 10AM.

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

Respectfully Submitted by Dru Sangemino, Recording Secretary