

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

Date: March 6, 2025

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

Time: 7:00 pm – 12 residents plus 10 vote counters in attendance.

- I. **Call to Order:** President Phil Cupo called the meeting to order at 7:10pm
- II. **Roll Call of Trustees:** Present: Pat Tatulli, Pete Szttybel, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte and Debbie Moriarty, and Mary Conery. Absent: Mike Joffe
- III. **President's Announcements:** included notifying members that:
 - A. The Board has decided to discontinue remote access to HOA meetings due to lack of participation.
 - B. A meeting will be held at the Toms River Senior Center on March 31st to provide updates to the New Jersey Stay, Anchor and Senior Freeze process. He provided contact information for owners interested in attending. Consult the flyer in the office for more information.
 - C. In response to a resident's suggestion, the Board is looking into replacing the cones in the driveway outside the office with a more attractive deterrent to cars being driven too close to the office window.
 - D. HOPA forms are due in the office by May 31st. A phone number for an emergency contact is required on the form, as well as the names, birth dates and ages of each resident in the home. Residents who do not submit forms by May 31st will be fined \$25.
 - E. Votes for the President and Trustees were in the process of being counted. He outlined the steps vote counters were taking to isolate ballots from ineligible voters, follow the instructions provided to submit ballots and maintain anonymity of eligible voters. He stated that the results of the election will be announced at the end of the meeting.
 - F. Finally, the President notified those in attendance that the agenda meeting to be held on March 20th is designated as the organizational meeting during which the Trustees will elect the Vice President, Recording and Administrative Secretaries and the Treasurer and assign chairpersons of the standing committees.
- IV. **Approval of Meeting Minutes:** Motion to approve Minutes of the February 6, 2025 Homeowner's meeting was made by Jim Clarke, seconded by Kathy Conte and approved unanimously.
- V. **Approval of the Treasurer's report:** Scott reported that the Director's and Officer's insurance premium increased by \$4,000 which apparently was the result of adding Fidelity insurance to that policy. He also cited an adjustment to show the Commercial Umbrella policy premium separate from the Directors and Officers premium. Motion was made to approve the Treasurer's report by Susan Swain, seconded by Jim Clarke and approved unanimously.
- VI. **New Business:**
 - A. **Administrative Report:**
 1. **Real Estate:** Mary reported 1 home closed in February, 8 homes currently for sale, 1 new tenant applicant and 5 active flippers.
 2. **Delinquent Accounts and Vacant Properties:** 27 owners did not pay their fourth quarter dues, totaling \$2,430. Owners who miss the quarterly dues three times or fines that reach \$1,000 will have liens recorded against their property. Currently there are 4 active liens and 1 foreclosure in progress. \$2,058 was collected in February from liens and foreclosures.
- VII. **Continuing business**
 - A. **Progress on the Reserve Study:** Scott reported that there will be a meeting of the Reserve committee on March 13th at 6pm. He invited interested owners to attend. He said quotes were still being sought for repair of the driveway and no decisions have been made.
 - B. **Architectural Committee home inspections:** Kathy stated that the Committee initiated a home pre-sale inspection program in June of 2024. She explained that once homes are put on the market, the Committee inspects the outside of the homes to ensure compliance with the Architectural Committee guidelines. Home owners were informed that any noncompliance with the governing documents must be corrected before a certificate of occupancy will be issued. She reported that to date, 29 homes were inspected, 21 passed and 8 failed and those that failed corrected the violations before closing. She cited examples of violations such as picnic tables, gardens, benches, fences, sundials, etc in common areas behind the house; privacy panels solid (should be open slatted or lattice), privacy panels not within sidelines of house; property line fences and Trash sheds in front of the house.
- VIII. **Section Reports:**
 - A. **Section 9:** Dave reported receiving some complaints about garbage in the street due to the winds that have prevailed for several days. He asked that owners make sure their garbage cans are secure to avoid spillage. He said once we get the robocans, their weight is such that this kind of spillage may be likely to be less prevalent.

IX. Committee Reports:

- A. Entertainment, Flea Market and Park Echo:** Susan reported that it's time to sign up for the Community Day event, planned for April 26th from 6pm to 10pm. The event is for residents of SRPE only and is being hosted by the Entertainment and Flea Market Committees. Tickets are \$2 apiece and include food, soft drinks, water and dessert. Sales dates and times will be posted on the bulletin board and the Park Echo on page 5. The event is a BYOB. 50-50 tickets will be sold and there will be a raffle. The event will be catered by Luigi's with entertainment by DJ Billy. She invited those at the meeting to see Carolyn in the back of the room if they wish to purchase tickets early. Other events planned by the committee include the Hawaiian Luau on June 7th from 2pm – 6pm. Tickets are \$40 per person and go on sale April 3rd. Other ticket sale dates will be posted in the Echo and on the bulletin board.
- The Flea Market is seeking vendors to participate in the Junk in the Trunk Flea Market and Bake Sale on May 3 with a rain date of May 4 from 9am to 2pm. The fee will be \$15 for two spaces, one for the car and the other for a small table and chairs. SRPE will not be providing chairs or tables. This month the Flea Market donated \$500 to the Red Cross California Fire Victims Fund, 90% of which goes directly to the victims.
- The deadline to submit items for the April Echo is March 8th. The Committee is continuing to ask for photos and art from residents for the covers. Email submissions to Gail.
- Finally, Susan reported that there will be a "Paint Party" on March on Friday, March 21st to paint the Clubhouse lobby. If anyone is interested in providing paint, prep, moving furniture or cleanup, please speak to Gail at the end of the meeting.
- B. Sunshine Club:** Elva gave her annual report covering March 2024 through February 2025. A total of 20 cards were sent to families of deceased residents, 36 get well/thinking of you cards, 50 Park Echos, and 3 milestone birthday cards. She spent a total of \$67.53 and is requesting reimbursement of \$17.53. She thanked everyone for continuing to trust her as SRPE Sunshine representative and appealed to everyone to call if they or a neighbor needs a card or if someone has moved away and wishes to receive a copy of the Park Echo.
- C. Trees:** Janine reported that since she started in January there have been 13 requests, 10 of which were in February after the storm; four of those were attended to by Tippy Top at a cost of \$1,900. The rest were either not on common ground or attended to by Pat and Pete. Pat appealed to owners to be tolerant when tree debris is placed in front of their homes as that is the only way Waste Management will pick it up. He said that he has been notified that when the use of robocans begins, he will be able to place debris on the curb outside common areas and call to request pickup by waste management.
- D. Violations Committee:** Nina reported that violations are being taken care of.
- E. Welcome Committee:** Penny reported that 1 new owner was given welcome a packet in February. She said that 37 welcome bags were distributed since last March containing materials from SRPE office, Berkeley Township and Ocean County offices, Federal agencies and public health information and resources. Other items include a free ticket for two to one of the Entertainment events and items contributed by Pins and Needles. She reported receiving pens from Gail from the Entertainment and Flea Market to add to the packets.

- X. Comments from the Membership:** An owner thanked Pat, Janine and Pete for taking care of a tree which fell near her house during a recent storm. Another owner complained about the Township leaving tree debris on owners lawns. An owner asked whether she needed to request permission to trim trees near her house that are too high. Janine stated that she would like to see the trees before they are trimmed. The owner inquired whether the Association is responsible if these trees cause damage to her home. Oliver stated that the Association is not responsible if this happens as it is considered an "act of God". The owner was instructed to provide her address to the Association clubhouse to request an inspection. Another owner requested a reminder to owners that tree debris must not be placed in the common area.
- XI. Vote Count:** Debbie reported receiving 160 envelopes containing votes with 12 ineligible for a total of 148 eligible votes. She congratulated Phil who was again elected as President and announced that Tom Weber withdrew as a candidate for Trustee.
- XII. Next Meetings:** Next HOA meeting will be held on Thursday, April 3rd 2025 at 6:30 PM with Francine Porges from Caregiver Volunteers of Central Jersey as the speaker; The next agenda meeting is scheduled for March 20, 2025 at 10AM.
- XIII. Adjournment:** at 7:50pm by Phil Cupo, approved by Jim, Clark, seconded by Kathy Conte and unanimously approved.

Respectfully Submitted by Dru Sangemino, Recording Secretary