

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

**Date: April 3, 2025**

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

**Time: 7:00 pm – 25 residents in attendance.**

- I. **Call to Order:** President Phil Cupo called the meeting to order at 7:15pm
- II. **Swearing in of the new Trustee:** President Phil Cupo swore in the new Trustee, Darlene DeGennaro.
- III. **Guest Speaker:** Phil introduced Yvette Atkins from Caregiver Volunteers of Central Jersey who discussed services offered by her organization for elderly individuals 60 and over who no longer drive as well as several other related services for the elderly and their caregivers.
- IV. **Roll Call of Trustees:** Present: Darlene DeGennaro, Pat Tatulli, Pete Szytybel, Susan Swain, James Clarke, Dave Fuhrman, Kathy Conte, Debbie Moriarty. Eight of eight Trustees present comprising a quorum.
- V. **President's Announcements:**
  - A. Phil thanked the two departing Trustees, Mike Joffe and Mary Conery, for their hard work.
  - B. The reorganizational meeting of the Trustees was called on March 20<sup>th</sup>.
    1. Sections were assigned and the remaining Trustees for 2025 – 2026 decided to continue representing their sections. Darlene elected to represent Section 1.
    2. Trustees elected the officers of the Board.
    3. Committee chairpersons and members were appointed or volunteered.
    4. Board administrative and policy issues were discussed and settled or tabled for future consideration during the year.
    5. Reserve study issues and discussion points and a strategy for moving forward were addressed.
  - C. The Ocean County Document Shredding Program was announced and will take place in Berkeley at 630 Pinewald Keswick Avenue on April 26<sup>th</sup> from 9am until noon.
- VI. **Suggestions:** Kathy Conte read the two suggestions emailed to the office by residents. One was inquiring why there was no way to provide verification of occupancy on the web site. Kathy stated that she did not see a reason to provide that information on the web site. The second stated that dues increases should be increased at the same rate as social security increases.
- VII. **Approval of Meeting Minutes:** Motion to approve Minutes of the March 6, 2025 Homeowner's meeting was made by Jim Clarke, seconded by Dave Fuhrman and approved unanimously.
- VIII. **Approval of the Treasurer's report:** Treasurer Scott Stern announced that the end of the fiscal year 2024-2025 ended with a small surplus. He stated that he hoped additional expenditures on trees did not impact that surplus. Motion was made to approve the Treasurer's report by Kathy Conte, seconded by Debbie Moriarty and approved unanimously.
- IX. **New Business:**
  - A. **Administrative Report:**
    1. **Real Estate:** Kathy reported 2 homes closed in March, 6 homes currently for sale, no new tenants and no new Flippers.
    2. **Delinquent Accounts and Vacant Properties:** 15 owners did not pay their fourth quarter dues. Currently there are 4 active liens and 2 foreclosures in progress. Liens total \$35,273.17.
  - B. **Coalition Report:**
    1. Debbie stated that the coalition meeting was held this morning and it was announced that owners should complete their PAS-1 forms by October to invoke direct deposit for the three senior property tax relief refunds.
    2. The Ocean County Senior Services mobile unit will be visiting various locations to be announced. Information about various county programs and assistance completing forms will be offered. Dates to be announced.
    3. The Veteran's Village ground breaking will be held on May 7<sup>th</sup> at 11am. This residence for homeless vets is the first of its kind in New Jersey.
    4. Residents are permitted to bring up to 5 cases to be shredded at Ocean County Shredding Program locations. Debbie mentioned that Quinn Hopping is also doing shredding.
    5. Discussions continued on the Berkeley County solar field. Debbie encouraged those interested to see her for a copy of the flyer concerning the program.
- X. **Continuing business**
  - A. **Progress on the Reserve Study:** Scott reported that the committee is in the process of obtaining real world quotes for some of the items on the Reserve Study to compare with costs quoted in the study. He said the committee hopes to complete this phase of the Reserve Study Process in the next month.
- XI. **Motions:**



- A. **Election of Officers:** Phil made a motion to ratify the election of officers of the Board of Trustees for the year 2025 – 2026: For Vice President, Oliver Oramas; for Treasurer, Scott Stern; for Recording Secretary, Dru Sangemino; and for Administrative Secretary, Helen Griffin. Motion was approved by Debbie Moriarty, seconded by Jim Clarke and unanimously approved.
- B. **Architectural Committee approvals:** Kathy reported that the Architectural Committee approved a fire pit at 1087 Edgebrook Drive, a deck at 26 Sutherland; a shed at 18 Cambridge and solar panels at 34 Sutherland. Architectural committee report was approved by Debbie Moriarty, seconded by Dave Fuhrman and approved unanimously.

**XII. Section Reports:**

- A. Section 1 Darlene reported that she will be surveying her section; Section 2, Pat reported that he had to help a resident who had fallen from his bicycle and cautioned other residents to be careful when riding a bike in the neighborhood. Section 4: Pete reported there were some complaints about dog waste that he took care of. Section 5: Susan reported that one of her residents noticed baby foxes that had fallen ill in her back yard and called Animal Control. When response was not immediate, the resident called Susan. Susan contacted Frank at Animal Control who sent a vet to the woman's home that day to pick up the foxes and bring them to their facility in Monmouth County to recover. Section 12: Debbie reported that one of the homes in her section has about 20 bags of yard waste piled in front which she is addressing with the homeowner.

**XIII. Committee Reports:**

- A. **Beautification Committee:** Debbie reported that the committee met and discussed cementing over the partitions in the parking lot. She said they also discussed replacing the aging bushes and tree in front of the clubhouse.
- B. **Common Grounds.** Pat reported that he and two other residents went around the community cleaning up debris in the common areas. He stated that he received thank you's as well as complaints from homeowners in response to their work. He reminded those present that with few volunteers to assist there is a limit to how much clean-up can be accomplished.
- C. **Entertainment, Flea Market and Park Echo:**
  - 1. Tickets for the Community Day event are on sale tonight after the HOA meeting. Gail reported that 72 residents have already bought tickets. The event will be catered by Luigi's and DJ Billy will be the entertainment. Tickets for the Hawaiian Luau are also on sale tonight at \$40 PP. The Luau will be held on June 7th from 2pm to 6pm.
  - 2. The Junk in the Trunk Flea Market and Bake Sale is scheduled for May 3rd with the rain date on May 4th. Currently there are 15 vendors. Gail is looking for one or two volunteers to help with parking, 7:30 to 9:00am.
  - 3. The Flea Market Committee has made several donations so far this year: Clubhouse lobby carpet cleaned \$250; \$500 donated to the California fires; and shared the cost of paint & supplies used to paint the lobby.
  - 4. Gail is looking for volunteers to help in going through and organizing the holiday decorations that are in the Garage. If interested the date is Wednesday, April 16th at 1pm. Any sellable items salvaged from the cleanup will be sold at the Junk in the Trunk.
  - 5. Park Echo deadline is April 8. There will be a special page for some of the artwork sent in by owners. Gail requested that owners continue sending in their artwork and photographs.
  - 6. Finally, Gail thanked the volunteers who helped with the painting of the Clubhouse lobby.

- XIV. **Hospitality Committee:** Katherine reported that everything is going well. She requested baked goods from homeowners.
- XV. **Pins and Needles:** Joy reported that the club meets on Tuesdays from 1-3. Cookie announced that another drive to benefit the Children's Hospital. Deposit items in the receptacle in the vestibule.
- XVI. **Sunshine Club.** Elva reported that she sent out 6 Park Echos with postage paid by two of the homeowners requesting them. 6 get well cards were sent out and there were no calls for sympathy cards. She continued to appeal to residents to contact her if someone needs a card.
- XVII. **Violations Committee:** Nina reported that things are getting busier than usual with 5 bulk violations; 1 trailer parked in the driveway; and 4 people who put their trash out too early.
- XVIII. **Comments from the Membership:** A homeowner thanked Pete and Pat for responding to her request to inspect a tree in the common area near her house and cleaning up the area promptly.
- XIX. **Adjournment:** Phil announced that the next HOA meeting is May 1<sup>st</sup> at 7pm. The speaker will be Heather DeYong from the Meals on Wheels program. The next agenda meeting is April 17<sup>th</sup> at 10am in the library. At 7:45 PM, Phil requested a motion to adjourn the meeting. Motion was made by Dave Fuhrman, seconded by Kathy Conte and approved unanimously.

Respectfully Submitted by Dru Sangemino, Recording Secretary