

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

**Date: May 1, 2025**

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

**Time: 7:00 pm – 26 residents in attendance.**

- I. **Call to Order:** President Phil Cupo called the meeting to order at 7:15pm
- II. **Guest Speaker:** Phil introduced Heather DeJong from Meals on Wheels. She spoke about the services offered by her organization to persons over 60 who cannot drive and have no one else in the home who can drive or cook for them. In addition to one meal per day, the organization provides socialization and wellness checks.
- III. **Roll Call of Trustees:** Present: Darlene DeGennaro, Pat Tatulli, Pete Sztybel, James Clarke, Kathy Conte, Dave Fuhrman, Debbie Moriarty. Absent: Susan Swain. Seven of eight Trustees present, a quorum.
- IV. **President's Announcements:**
  - A. Phil stated that a homeowner suggested the Association consider including lawn care as one of the Community amenities. The homeowner was advised that the Board has already considered this and discarded it due to the necessary increase in dues to fund it. The owner was sent a letter suggesting he investigate the cost of the service himself and obtain signatures from homeowners consenting to the required increase.
  - B. The Board received a letter requesting they consider allowing pilates, yoga and zumba classes open to all Holiday City communities to be conducted in the clubhouse for a fee of \$5. It was decided that more information is needed before any action can be taken.
  - C. The Common Grounds Committee is seeking volunteers from the community to assist them with cleanup and managing the common grounds.
  - D. Members of the community have donated 97 pounds of plastic toward the 1,000 pounds necessary to acquire another park bench.
  - E. Homeowners who have not properly completed and submitted their HOPA forms are urged to do so before May 31 to avoid being fined.
  - F. Responses to the email sent to owners concerning keeping the Bocci courts or putting them to better use were minimal. More feedback from the membership is needed before any action can be taken.
- V. **Approval of Meeting Minutes:** Motion to approve Minutes of the April 3, 2025 Homeowner's meeting was made by Pat Tatulli, seconded by Kathy Conte and approved unanimously.
- VI. **Approval of the Treasurer's report:** Treasurer Scott Stern announced that the year ended on March 31, and the budget is showing a small excess of income over expense due to expenses for Tree Removal coming in under budget. Motion was made to approve the Treasurer's report by Kathy Conte, seconded by Debbie Moriarty and unanimously approved.
- VII. **New Business:**
  - A. **Administrative Report:**
    1. **Real Estate:** Kathy reported 7 homes for sale, 5 homes under contract and no closings in the month of April.
    2. **Delinquent Accounts and Vacant Properties:** 70 owners did not pay their first quarter dues; Currently foreclosures are in place for Stanford Drive in the amount of \$3,390 and Cambridge Court for \$12,075; liens are in place for two homes on Edgebrook Drive North for \$670 and \$3,058, one on Chamberlain Drive for \$4,737, one on Chancellor Ct. for \$13,125 and one on Stanford Drive for \$375. Liens and foreclosures total \$37,428.
  - B. **Coalition Report:**
    1. Debbie reported that robo cans should be coming by the end of May. Once they are delivered owners can put their old trash receptacles out to be picked up by recycling.
    2. The Veterans Village ground breaking will be held on May 7. Reservations are required.
    3. There will be an air show at the joint base on May 17<sup>th</sup> and 18<sup>th</sup>.
    4. A bill is pending to transfer Meals on Wheels funding to the Division of Child and Family Services and to terminate Habitat for Humanities, Adult Protective Services, and free medicare counseling among other programs. A letter and petition is available for anyone concerned about potential changes being made to public funding to sign.
    5. Senior Services has indicated they are willing to send out a bus to communities to assist those who are in need of food or other services with applications to programs providing these services. Before they send out a bus, they will need feedback indicating that the services will be utilized.
    6. Debbie requested that anyone interested in the defensive driving course let her know. To date she has signed up 5 people.



**VIII. Continuing business**

- A. Progress on the Reserve Study:** Scott summarized the function of the Reserve Study and explained the recent study showed costs for projects that the Committee has found are considerably higher than quotes they have been obtaining for the same work. The Committee will be continuing research and plans to meet with the company providing the study and see if agreement can be reached regarding these costs.

**IX. Motions:**

- A. Architectural Committee approvals:** Kathy reported that the Architectural Committee conducted five home inspections, two of which had minor violations that need to be corrected and the other three passed inspection. Architectural approvals were issued for a deck at 27 Stanford and a three season room at 45 Edinburgh, Motion to approve the architectural report was made by Dave Fuhrman and seconded by Debbie Moriarty.

**X. Section Reports:**

- A. Section 2:** Pat reported that the curb at his cul de sac was finally repaired. No other section issues.

**XI. Committee Reports:**

- A. Beautification Committee:** Debbie reported that the committee is continuing to consider working on the beds in front of the clubhouse and cementing the islands in the parking lot.
- B. Bocce Club** needs a chair and members. The Board is still considering what to do with the bocce courts and will be sending recommendations to the membership for a vote.
- C. Entertainment, Flea Market and Park Echo:**
1. Gail reported that the Community Day event was enjoyed by everyone. She thanked the entertainment committee for all their hard work and all the volunteers who came forward to help. She asked for photos to put in the Echo. The event was paid for by the Entertainment and Flea Market Committees. The audience applauded the event.
  2. Tickets are on sale in the rear of the clubhouse tonight and will continue to be on sale on Tuesday mornings from 10am to 11:30 am during May for the Luau. The event is open to all the Holiday City communities.
  3. Gail announced that the Junk in the Trunk Flea Market and bake sale will be held on Saturday the 4<sup>th</sup> of May.
  4. Park Echo deadline is May 7. Gail thanked those who are sending in photos and 'paintings' encouraged owners to continue doing so. She said she wants to highlight the many talented homeowners living in our community.
- D. Hospitality Committee:** Katherine thanked those who brought pastries.
- E. House Committee:** Debbie reported there were problems when soda exploded in the refrigerator.
- F. Pins and Needles:** Joy reported that the club meets on Tuesdays from 1-3. Cookie thanked everyone who contributed craft supplies for the Children's Hospital.
- G. Sunshine Club.** Elva reported that she sent out 6 Park Echos with postage paid for two of them. Also sent out were 3 Get Well cards and 2 Sympathy cards, one of which was to a resident, Joan Draper, who lost her daughter. Elva appealed to anyone who knows Joan to give her a call. She thanked Scott for reimbursing her and thanked everyone in advance for their calls.
- H. Trees:** Janine reported that things have been quiet. She thanked Pete and Pat for keeping costs down by cleaning up trees that needed cutting and trimming.
- I. Violations Committee:** Kathy reported that there was a violation for an unsightly garage door, one property maintenance issue, two bulk items violations, and a couple for lawn maintenance. She said we are getting into lawn season, so violations may pick up for lawn maintenance. Scott added that the overwhelming majority of overdue funds is attributable to fines and not overdue Association dues.
- J. Welcome Committee:** Penny reported that three welcome packets were delivered and she is having trouble finding literature from the township to include in the packets.
- K. Comments from the Membership:** An owner complained that only one person in her household received an email requesting suggestions about the Bocci court. Kathy said the reason is that we only pay for one email per household. Another owner asked if paperwork is necessary when a home is sold. Kathy outlined the paperwork required. He also wanted to know what the procedure is to change the By-Laws. Kathy stated that the request should be submitted to the Board. He asked about the Association rules pertaining to fences and Kathy outlined the Architectural regulations. Another homeowner complimented Phil for greeting everyone who attended the Community Day event.
- L. Adjournment:** Phil announced that the next HOA meeting is June 5<sup>th</sup> at 7pm. The speaker will be Jonnathan Jerden from the Ocean County Health Dept. The next agenda meeting is May 16<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.