

Silver Ridge Park Association, Inc.

Homeowner's Association Meeting

Date: June 5, 2025

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

Time: 7:00 pm – 35 residents in attendance.

- I. **Call to Order:** President Phil Cupo called the meeting to order at 7:15pm
- II. **Special Reading:** In honor of D-Day, Rich Muller read Eisenhower's speech to troops as they embarked.
- III. **Guest Speaker:** Phil introduced Jonathan Jerden and his colleague from the Ocean County Health Department. They discussed how falls happen in the home and ways to prevent them. They pointed out injuries that can happen and the importance of reporting falls to the doctor. They also provided helpful tips to eliminate hazards in the home that can cause falls.
- IV. **Roll Call of Trustees:** Present: Pete Szybel, Susan Swain, James Clarke, Kathy Conte, Dave Fuhrman, Debbie Moriarty. Absent: Pat Tatulli, Darlene DeGennaro. Six of eight Trustees present, a quorum.
- V. **President's Announcements:**
 - A. Phil noted that there is an error in the November 2024 minutes posted on the web site and printed in the February 2025 edition of the Echo. The date on the document was October 3, 2024 but should be November 7, 2024. The website version was corrected.
 - B. There has been an up to 20% increase in JCP&L electric rates beginning in June. Owners were urged to scrutinize contracts and terms before selecting alternate providers.
 - C. The Board received an anonymous letter from a homeowner naming several issues the Board would like to address.
 1. Drug dealers and people sleeping in their cars should be reported to police.
 2. Owners who notice violations against our governing documents must report them to the office in order for the Board to take any action against them. Once violations are reported to the office, a letter will be sent requesting compliance. If that request is ignored, a fine will be imposed. That process is consistent regardless of who the offender might be.
 3. The Association has insufficient space in the parking lot and does not carry insurance for campers stored on Association property. Additionally, our documents prohibit parking them in driveways
 4. Any resident has the right to report the Board of Trustees to the Attorney General.
- VI. **Approval of Meeting Minutes:** Motion to approve Minutes of the May 1, 2025 Homeowner's meeting was made by James Clarke, seconded by Kathy Conte and approved unanimously.
- VII. **Approval of the Treasurer's report:** Treasurer Scott Stern announced that the budget is showing a surplus in the month of April. He noted that expenses fluctuate and will continue to cause a normal variance from budget during the year. He added in response to an anonymous letter he received that any owner interested in seeing more detailed income and expenses than is provided in the financial report is welcome to request it from the Office and it will be provided. Motion was made to approve the Treasurer's report by Kathy Conte, seconded by Debbie Moriarty and unanimously approved.
- VIII. **New Business:**
 - A. **Administrative Report:**
 1. **Real Estate:** Kathy reported 5 new listings, 11 homes for sale, 2 homes under contract and 2 closings in the past month.
 2. **Delinquent Accounts:** 33 owners did not pay their first quarter dues and \$1,000 in late fees were paid; Currently foreclosures are in place for Stanford Drive in the amount of \$6,479.50 and Cambridge Court for \$12,945.38; liens are in place for two homes on Edgebrook Drive North for \$695 and \$3,082.50, one on Chamberlain Drive for \$4,761.51, and one on Chancellor Ct. for \$13,150.04. Liens and foreclosures total \$41,113.93
 - B. **Coalition Report:**

Debbie explained that the coalition is a group of the 10 senior communities in Berkeley Township that get together monthly to discuss their common issues.

 1. The split that was supposed to occur dividing the Older Persons Act among other government departments was halted as a result of petitions protesting the split. Funding as it was originally set up is expected to continue.
 2. The solar field has been sold out. Some owners who obtain their energy via the solar field may notice errors in the current billing that will be corrected.
 3. The web site Realid.nj.gov has been set up for those interested in making an appointment to submit documents required and obtain their RealID.
 4. It was previously mentioned that fire extinguishers are no longer required to obtain a Certificate of Occupancy. That ruling depends on the Township. Homeowners are encouraged to purchase fire blankets.
 5. There is a congressman in South Jersey who is working to reduce some of the recent increases in utility costs.
 6. The PAS is expected to start later in the year and Stay NJ will start next year.

- IX. **Continuing business**
- A. **Progress on Owner access to Enumerate:** Scott announced that he is working to provide owners access to their Association accounts. He said he had hoped to implement the process sooner, but the software update has been delayed. He said the hope is that by the end of July, owners will have the option to view their accounts on line.
- X. **Motions:**
- A. **Architectural Committee approvals:** Kathy made a motion to approve one home inspection at 2 Stanford Drive which passed and Architectural approvals for a shed at 1103 Waterberry Ct. a shed and widening of the driveway at 30 Brian Ct. and a shed at 44 Sutherland Dr. The motion was seconded by Dave Fuhrman and approved unanimously.
- B. Debbie made a motion to purchase cement planters to place in front of the office window as a safety measure for a price not to exceed \$5,000. Motion was seconded by Kathy Conte and unanimously approved.
- XI. **Section Reports:**
- A. Section 6: Jim reported that there were some minor issues with some of the yards in his section. No other section issues were reported.
- XII. **Committee Reports:**
- A. **Beautification Committee:** Debbie reported that the committee has received approval to refurbish the garden in front of the clubhouse.
- B. **Entertainment, Flea Market and Park Echo:**
1. Gail reported that the Luau is Saturday. She has a count of 56 attendees. She requested assistance from volunteers to set up for the event. The picnic will be held on August 2 from 2 to 6pm indoors. Attendance is \$5.00 per person. Entertainment will be provided and hot dogs and hamburgers with fixings will be served. It is a BYOB event and everyone is welcome to bring a side dish for 6 to 8 people. The Holiday dance will be held on December 13th.
 2. The Junk in the Trunk was held on May 3rd. Gail thanked Bill, Dave and Kathy for helping with the parking. There were 18 vendors, but only 14 of them showed up. The bake sale did extremely well but participation in the event was otherwise disappointing. After the various expenses, the event made \$173. Gail stated that in future years, due to lack of interest by the Community and the amount of work the Committee puts into the events, there will be only two flea markets held during the year. She added that she has decided to resign as chair of the Flea Market Committee. She encouraged members to volunteer if they want to see more Flea Markets in coming years. The next Flea Market and Bake Sale will be held on Saturday, August 23rd.
 3. Echo deadline for July is June 7. Photos and drawings for the cover of the Echo are very much appreciated. Gail emphasized that they should be seasonal.
- XIII. **Hospitality Committee:** Katherine reported that everything is going well.
- XIV. **Pins and Needles:** Meetings are on Tuesdays at 1pm.
- XV. **Sunshine Club.** Elva reported that she sent out 6 Park Echos to former owners and 2 Get Well cards. She again asked anyone who is aware that a card is needed to call her.
- XVI. **Violations Committee:** Nina reported 11 outstanding violations
- XVII. **Welcome Committee:** Chris reported that 4 new owner packets were distributed. He thanked Karen Theel for her assistance obtaining materials for the packets.
- Comments from the Membership:** Owners were asked to comment on the Board proposed re-paving of the parking lot for a cost of \$100,000. Several owners insisted that resurfacing, for which the Board has obtained a quote of \$16,000, would suffice. Others believed it is in fine condition. Owners wanted to know who decides whether the work will be done. Scott stated that the Board is responsible to make the decision, and that insurance will not cover them if they make a decision that is not documented by professionals to be in the best interest of the Association. The discussion was tabled and further discussion is scheduled for the next agenda meeting in June.
- XVIII. **Adjournment:** Phil announced that the next HOA meeting is August 7th at 7pm and the next agenda meeting is June 19th at 10am in the library. At 8:45 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

A word about the Reserve Study: It is a study conducted by an engineering firm every 3 to 5 years where the Association's common elements are inspected and their estimated remaining useful lives and cost of replacement listed. This study was previously recommended, but is now required by NJ Law. In July, the engineering firm updated our previous study from 2021 and estimated that the parking lot is due to be repaved this year. Some contractors have indicated the repaving can be delayed and others have suggested resurfacing as an option. The Reserve accounts are sufficiently funded to pay for either. It is up to the Board to weigh all the options and the financial implications of those options and make a decision in the best interest of the Association.