



General Board Meeting June 23, 2019

Meeting called to order at 10:05 AM

Trustees present: Dave Lauro, Barry Vogt, Theresa DeCero, Hugh Delborrello, Tom Angelucci, Carol Hatz,

Trustees not present: Joe Finlaw

Motion to accept May minutes made by Tom A. - second by Barry V.

Treasurer's report:

- OP Fund \$396,301
- R & R Fund \$306,060
- Total \$702,361
- Unique expenses \$3,850 Big Pine tree co.
- Discussion regarding \$3,500 Septic pumps (2)

Spent \$6700 more than last year this month.

Motion to accept the Treasurer's report made by Theresa D.

Second by Barry V.

Dave:

- We got a new Security Co. (Tri State) was having difficulty with Allied Security.
- There is some old business and it will be discussed under old business.

Barry:

- Yard Sale will be held on June 15th at 7AM.
- Discussed purchasing septic pumps

Theresa:

- Discussed speeding and stop signs.

Tom: Business:

- Update on Community BBQ Aug 3, 2019
- Dave L. is leaving at the end of June. In accordance with the By-Laws (Article IV Sec #19) the board has decided to leave the

Carol: trustee position open until the election in August.

- Memorial plaque in the pavilion has a misspelled name on it. It will be corrected. Residents wishing to add names can do so through the office. and Regulations #30 - Fines will be issued.
- Bricks by the lighthouse are still available for purchase. violation with
- Bayberry bricks and planter made by garden club are still available.
- There will be a garden club meeting on Wednesday.

Mike P. (Maintenance Report)

- Metal area in the recycle area is designated up the hill by the dumpsters. Gina discussed Crane & Heron grounds upkeep.
- Discussion regarding deliveries: there was an air condition compressor with ductwork delivered by a Freight truck. Residents must be available for such deliveries. No Freight trucks are permitted in the park. No asked if the new pavilion would be enclosed. No
- He thanked the garden club for the beautiful job they are doing. ok great. Is it possible to send emails to residents to let them know what is being done with a Yes or No response as to whether or not the

Old Business: could go ahead with projects.

- #133 - Squitiera suggest bike and pool safety instructions
- PickleBall Court: Being put on the 5 year plan problems on his unit.
- Discussed resurfacing the pool area. We have MAPEI concrete to the renew. We are going to see if it will work, if not then resurfacing will be done. to look at this.
- Discussed building a pavilion near the pool area. A vote will take to place as soon as we get all the figures together. issue.
- Community BBQ - Tom A. discussed it.
- #191 - Kershaw asked how we find out about nominees for election.

New Business:

- #142 - LaForge asked if we could budget for a cleaning co. to come
- Dave L. is leaving at the end of June. In accordance with the laundry By-Laws (Article IV Sec #19) the board has decided to leave the trustee position open until the election in August.
- Nomination Committee of one - Dave L. appointed Tim Collins Unit #225
- Rules and Regulations #30 - Fines will be issued.
- Rules and Regulations #17 - Letters went out to units in violation with a due date to correct issues.

Dave L. indicated we have 2 ARC reviews approved #141 and #175

Resident Issues:

- #186 - Libbi discussed Dave Lauro's legacy.
- #162 - Messina discussed Crane & Heron grounds upkeep.
- #193 - Perillo discussed shading the other side of the pool. Discussed pool being a priority since it is the most used area in the park. Discussed playground area also needing to be cleaned up.
- #173 - Pinero asked if the new pavilion would be enclosed. No
- #183 - Sawyer stated that the new compactor and trash area look great. Is it possible to send emails to residents to let them know what is being done with a Yes or No response as to whether or not the board should go ahead with projects.
- #138 - Squitiere suggest bike and pool safety instructions.
- #168 - Caroluzzi discussed continued water problems on his unit.
- #186 - Libbi inserted that the same problems are being brought to the board over and over again and nothing is being done. The new board has to look at this.
- #168 - Caroluzzi asked if the number for the state could be given to residents to pressure them in resolving the water issue.
856-486-6600
- #191 - Kershaw asked how we find out about nominees for election.

- #142 - LaForge asked if we could budget for a cleaning co. to come in twice a year to do a deep cleaning of bathhouses, pavilion, laundry room and office.
- #173 - Pinero discussed 5 year plan, priorities and emergencies coming first.

Motion to adjourn made by Theresa - second by Tom at 11AM

Dave L. indicated we have 2 ARC reviews approved #141 and #175

The above minutes represent the undersigned's interpretation and any understanding of what took place at the meeting. Any misunderstanding or misinterpretation should be forwarded to the undersigned - in writing - for incorporation into the minutes.

Respectfully Submitted,

Theresa De Cero,
Secretary