

NOTICE: THESE MINUTES HAVE NOT YET BEEN REVIEWED AND APPROVED BY THE BOARD OF TRUSTEES. DO NOT RELY ON THE ACCURACY OF THESE MINUTES UNTIL REVIEWED AND APPROVED AT THE NEXT MEETING.

**LeisureTowne Association, Inc.
Open Meeting at Laurel Hall and Via GoToMeeting
September 28, 2021**

Board Members Present: Larry O'Rourke, President; Roger DeCillia, Vice President; Kevin Boyd, Secretary, Bob Quinn, Trustee; Kathy Agolio, Trustee and Tom Haluszczak, Trustee.

Board Member Excused: Rich Teahan, Treasurer

Also Present: Nancy Saunders, Community Manager

Call to Order

Meeting was called to order by Larry O'Rourke at 7:03PM.

Meeting Protocol

The meeting will be conducted in an orderly fashion and the formal agenda will be followed. Public comments will be limited to two minutes and must be kept brief and to the point.

Approval of Prior Meeting Minutes

Motion made by K. Boyd and seconded by R. DeCillia to approve the Open Meeting minutes of 6/28/21. Motion passed.

Opening Comments

Kathy Agolio and Tom Haluszczak were introduced to the community as the newest Board of Trustees members. Kathy Agolio will be taking the seat vacated by Carolyn Hall, and Tom Haluszczak will be replacing Peg Foster. Peg Foster was thanked for her service to the Board of Trustees.

Eamonn Fitzpatrick- Southampton Township Office of Emergency Management

The office of emergency management is a separate organization from the emergency squad. The Southampton Office of Emergency Management is responsible for maintain and enforcing the New Jersey Disaster Laws. Their role is the planning, activating and coordinating responses to emergencies. Some of the events in which the Office of Emergency Management takes a leadership role are tornadoes, hurricanes, flash floods, thunderstorms, forest fires, winter storms, hazardous waste spills and overall disaster preparedness. There is a disaster preparedness form on the internet for those with functional needs.

Announcements and General Comments

- The Board is currently planning a 50TH Anniversary party for LeisureTowne which will be held inside and outside. There will be entertainment, music and raffles.
- Bruce Crane was given a certificate of appreciation for his work as the pool director for many years.
- The trapping and relocation of raccoons is being done behind homes on Warwick Way.
- Southampton township meetings are open for all residents to attend.

- The November voting process will be different this year with early in person voting. More information can be found on the website or in the flyer in the back of the hall.
- Tax bills were mailed out last week.
- Larry O'Rourke speaks with the mayor on a monthly conference call.
- CEP Renewables LLC, an accomplished expert in the development of solar power plants on unusable land such as landfills, brownfields, superfunds, and mining sites, will be doing construction on the capped landfill behind Big Hill Road. Southampton township approved this project, NJDEP is managing the project. Cables will need to be buried on LeisureTowne's property and the community will receive significant compensation. No commitment will be made without public comment. Electric generated will be locally sourced and deliverable to some of LeisureTowne.
- An update to the automatic door entry system will be incorporated into the safety and security project due to the problems (ID cards not working etc.) experienced by the recent electrical storms.

Projects & Maintenance - Roger DeCillia

- There are two new horseshoe courts next to the tennis courts on South Plymouth Court.
- The Bocce Ball project has been delayed due to weather.
- The arborist is going to provide a preliminary report that shows there are approximately 194 trees in the common areas that need attention. Those listed as a Tier 1 were trees that are dead and dying trees, trees with exposed roots and those that are infested with insects. A final report will be provided by next week. The arborist evaluation of the common area trees cost \$20,056 of which \$5,000 has been paid so far.
- There are over 70 common area sidewalks in the community that need repairs. The cost will be a total of \$31,166.
- Repairs to the gazebo roof at Laurel Hall will be \$1,546.
- Village Green roof replacement will be \$18,355.
- The cost to replace all the windows at the Associa office will be \$10,716.
- The cost to replace the maintenance building shingle roof and replace shingle roof on carport at the maintenance area is \$4,281.

Treasurer's Report- Nancy Saunders

Financial Reports as of August 31, 2021

The operating and reserve fund cash balances as of August 31, 2021:

Operating Fund: \$ 600,187.39

Reserve Fund: \$4,166,561.80

There is a year-to-date positive cash flow of \$20,713.

96.5% of residents are current on paying assessments.

3.5% (77 homes) owe 3 or more months.

36 of 77 homes are with legal counsel for collection (36 accounts = \$99,878 total).

42 homes are vacant, and several are under contract or pending settlement

Lakes- Kevin Boyd

- Princeton Hydro is in the first year of a three-year project to dredge five lakes in the community. The NJDEP approved the project. Sediment samples will be analyzed to see what they consist of.

Bob Quinn

- The 200 plus comments gathered at the June Open meeting were evaluated and a list of recommendations was prepared. Based on this new analysis the Rules and Regulations of the community will be presented at the October meeting.
- The Board is constantly monitoring that the community is following state and county guidelines for the COVID-19 virus.
- Flu shots will be administered on 10/6 at 11AM.

Kathy Agolio

- Booster shots for Pfizer and Moderna are FDA and CDC approved and are available if 6 months out from last shot. Vaccine cards will be needed to receive booster shot.

Tom Haluszczak

- Between the period of 6/1/21 and 9/24/21 there have been 200 violations issued, two are pending and 7 fines have been assessed. Permits are needed before any exterior work is performed. If disputing a violation, please put reason why in your correspondence. Rules are operative even though they are still being tweaked.

Management Report- Nancy Saunders

- From 6/1/21 to 9/28/21 over 300 exterior home improvement requests were processed by the Architectural Control Committee (500 were done last year). 287 applications were approved and 13 denied.
- Amy DiFilippo was acknowledged for her 13 years of service to the community and her promotion to Operations Manager
- The Pinelands Water Company is going to replace over 416 water meters in the community. They are replaced on a 10-year cycle. Residents who are having their meters replaced will be notified directly from Pinelands Water Co.

New Business

Motion made by L. O'Rourke and seconded by R. DeCillia to approve the purchase of replacement hand weights for the Fitness Center at a cost of \$536. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve a contract with B&C Trees for three days' worth of tree removal work at a cost of \$9,596. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve an annual contract with SRS Fitness for the maintenance of fitness equipment at a cost of \$2,628. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve a contract with Merit Landscaping for work in and around Warwick Way to remove weeds and vegetative growth for an operating cost of \$10,808. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve replacement of the existing Bocce Ball court by Fast Surfaces for a reserve cost of \$23,895. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve a contract with Big Country Construction LLC to complete various projects: 1) Village Green – replace shingle roof on building, installation of new door to create second exit from building; stone repair on chimney at Settlers Hall; Maintenance building – replace shingle roof and replace shingle roof on carport; Replace shingle roof on Gazebo; Association office – replace all windows. Reserve funded projects total \$33,400. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve a contract with Well-Formed Concrete Inc. to complete two projects: 1) replace the concrete sidewalk at Laurel Hall to make it handicap accessible into the building for a reserve cost of \$6,715; and 2) replace the driveway apron and curbing in front of the TOUCH building for a reserve cost of \$6,380. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve a contract with Unidentified Furry Objects Nuisance Wildlife Control LLC for the trapping and removal of raccoons in the Warwick Way area for a period of thirty days for an operating cost of \$7,357.13. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve appointing Kathy Agolio to the Board of Trustees to fill the current vacancy left from Carolyn Hall's resignation. Motion passed.

Motion made by L. O'Rourke and seconded by R. DeCillia to approve appointing Tom Haluszczak to the Board of Trustees to fill the temporarily seated Peg Foster's trustee position. Motion passed.

Public Portion

Questions and comments were heard from eight residents.

Next meeting is 10/26/21 at 7PM

Adjournment

Motion made by R. DeCillia and seconded by K. Boyd to adjourn the Open meeting at 10:01PM. Motion passed.

Respectfully submitted,
Mary McDevitt
Recording Secretary