

THE
VILLAGE  GRANDE®
AT ENGLISH MILL

**Board of Trustees Meeting Minutes
March 14, 2023**

The Board of Trustees Meeting of the Village Grande at English Mill Homeowners Association for March 14, 2023 was called to order at 6:30 pm by Board President, Jeanette Harris. The meeting was held in the Grande Room at 1 Village Grande Road, Egg Harbor Township, NJ 08234.

Secretary Sue Carey conducted a roll call that confirmed a quorum of Trustees including Sue Carey, Art Farnum, Jo-Anne Goldberg, Eileen Mayer, and Jeanette Harris. Also in attendance were Michelle Do and Michele Balch from DiLucia Management Corporation.

There have been some corrections made to the previously distributed agenda which include the addition of a third pool management company who declined to bid on the recently sent RFP and a tabling of the topic of Flight Control due to a withdrawal of one of the bidding companies.

MOTION made by Eileen to adopt the agenda as amended seconded by Jo-Anne.

Vote: 5 in favor, 0 opposed

Resolved: Motion carried

The minutes of the meeting from February 14, 2023, were distributed in advance.

MOTION made by Sue to adopt the meeting minutes as distributed and seconded by Art.

Vote: 5 in favor, 0 opposed

Resolved: Motion carried

President's Report

- The Landscape Ad Hoc committee has revised the scope of work for the upcoming landscaping contract. A bidders list is being prepared and reviewed for the request for proposals process. Thank you to all homeowners who provided feedback to the committee.
- The Board has met with Solitude Lake Management, an erosion remediation company that specializes in a product called Hydro-Sox. The Board and Solitude Lake Management surveyed the basins and an erosion plan including the product for erosion control is being created to include the addition of a microfilament lining and native plantings that will act as a geese deterrent. Updates will be provided along the way.
- NJ Bill 4106 is expected to pass and will allow for the transfer of ownership of a property to a person below the age of 55. It does not change existing requirements set forth in the declaration of covenants, which states at least one person living in the home would have to meet the age requirements. The Board will be reviewing the leasing guidelines within the declaration of covenants.
- The Homeowner Orientation night will be held Tuesday, March 21st at 6:30 pm in the Grande Room. This will be an informational evening for new and existing homeowners on HOA living. Thank you to Jim Lichtenwalner for putting this together.

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Treasurer's Report

The Board is collaborating with the Finance Committee to develop a plan to fund the basin remediation. The committee has recommended that a policy be created to outline the intentions for the two new reserve accounts and indicate how much money should be deposited monthly into the accounts. This is also to provide guidance for future board members.

Board Goals – Update

Safety and Security

The emergency contact forms were distributed to homeowner's mailboxes along with the emergency services card. Additional cards are available in the community manager's office if needed. The emergency preparedness booklet has also been distributed to all homeowners. Please reach out to the community manager if one was not received.

Boost Transparency and Communication

A "Conversation with Your Board" night received several responses, and the evening will be scheduled. An announcement will be made to the community via phone and email when the date is determined.

New Business

Approval of Flight Control Proposal

This topic will be tabled until the next open session meeting.

Approval of Pool Management Proposals

Three pool management companies were sent RFP's for the upcoming pool management contract. Millennial Pool Management and Canale Pool Management submitted bids and Vassir Pool Management declined to bid due to a lack of staffing. Millennial Pool Management submitted a two-year bid in the amount of \$208,000, which includes CPR certified and lifeguard trained pool attendants and the availability of the indoor pool year round and Canale Pool Management submitted a two-year bid in the amount of \$189,267.94 with only pool attendants and the closing of the indoor pool during the outdoor pool season.

A point of order was called by Art, opposing the approval of the proposal submitted by Millennial Pool Management as their bid is \$18,732.06 more than Canale Pool Management.

Jeanette, Jo-Anne, Sue, and Eileen agree that the services offered by Millennial, including CPR certified and lifeguard trained pool attendants, having the indoor pool open year-round, and inhouse pool technicians who may service the pool is worth the additional cost as it is an added benefit for the community.

MOTION made by Jo-Anne to approve the proposal submitted by Millennial Pool Management for a two-year contract in the amount of \$208,000 seconded by Sue. This expense will be coming from the Operations Account.

Vote: Jo-Anne, Jeanette, and Sue (3) in favor, Art and Eileen (2) opposed

Resolved: Motion carried

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Approval of Bevan Security Proposal

The fire alarm panel located in the Clubhouse lobby is connected to a landline serviced by Verizon. It has been experiencing a missed connection issue, and Bevan Security has proposed to switch from landline servicing to cell servicing. This would streamline servicing through Bevan eliminating the need for Verizon. Currently the annual cost of the Verizon landline is \$1,488. After the initial installation cost of \$1,043.84, the annual cost for monitoring with Bevan will be \$996. As the fire alarm panel is required by law, the Board has chosen to move forward with removal of the landline with Verizon and switching to cellular servicing with Bevan. This will not affect the existing landline for the manager's phone. This expense will be taken from the Operations Account.

MOTION made by Art to approve the proposal of \$1,043.84 for the installation of a cellular line on the fire alarm panel seconded by Sue.

Vote: 5 in favor, 0 opposed

Resolved: Motion carried

Approval of Finance Committee Charter

This topic will be tabled for the next open session meeting.

Old Business

No new updates reported.

Committee Updates

- **Maintenance** – Jeannette announced that the committee has submitted a report available in the Clubhouse with a summary of their activities for the month. This month they have replaced the lights in several rooms in the Clubhouse and have provided helpful guidance on several proposals received.
- **Social Committee** – Sue reminded that there will be a St. Patty's Day party on Friday, March 17th.
- **GLC** – Sue announced that the committee is looking for volunteers should anyone be interested.
- **Newsletter Committee** – Thank you to the Newsletter Committee for organizing, inserting the emergency contact sheet and emergency medical service cards and delivering the newsletters this month.

Trustee Closing Comments

The date of the next meeting is April 11th, 2023.

Adjournment

MOTION from Jo-Anne to adjourn seconded by Sue.

This meeting of the Board of Trustees has been adjourned.

Respectfully Submitted,
Michelle Do, Community Manager