



**Board of Trustees Meeting Minutes
June 13, 2023**

The Board of Trustees Meeting of the Village Grande at English Mill Homeowners Association for June 13, 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 Jeanette Harris, Eileen Mayer, and Sue Carey. Absent were Art Farnum and Jo-Anne Goldberg. Also in attendance were Michelle Do, Michele Balch, and Norma Meyer from DiLucia Management Corporation.

The previously distributed agenda has been amended to include the approval of the repair of the Pool Pak, the approval of the termination of the pool management contract with Millennial Pools due to contract non-compliance, the approval of the pool management contract with Canale Pools, and the addition of a second bid for the basin inspection with Falcon Engineering.

MOTION made by Jeanette to adopt the amended agenda seconded by Sue.

Vote: 3 in favor, 0 opposed

Resolved: Motion carried

The minutes of the meeting from June 9, 2023, were distributed in advance.

MOTION made by Jeanette to adopt the meeting minutes as distributed and seconded by Eileen.

Vote: 3 in favor, 0 opposed

Resolved: Motion carried

President's Report

- The WiFi in the Clubhouse has been upgraded and the Board will continue to monitor its connectivity.
- A total of five (5) bids were received for the upcoming landscaping contract. The Landscape Contract Committee will be reviewing the bids and advising the Board. They will then complete site visits and keep the community updated.
- An educational evening was held on May 24th with information on the front basins including its history, engineering studies, inspection reports, and a presentation from Solitude Lake Management, the potential vendor for the basin remediation. A follow-up evening is scheduled for June 28th at 6:30 PM. The HOA's legal counsel, engineer, and Solitude Lake Management will be present for that evening to answer any questions.
- The community has had continued contract compliance issues with Millennial Pools, leading the Board to make the decision to terminate the contract. Canale Pools has made themselves available for pool management. There should be no disruptions to the pool service during this switch. The indoor pool will remain open during the outdoor pool season, however Canale Pools will only be supplying pool attendants, not lifeguards.

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- The Board has discussed the possibility of applying Flight Control to common areas only during their workshop meeting. They have received one proposal for application and are awaiting a second.
- The Board is in the process of receiving proposals for carpet replacement in the Clubhouse.
- The Board presented the Community Manager with flowers as a thank you during Community Association Manager Day.

Treasurer's Report

No questions were received regarding the distributed financials. The Finance Committee is working closely with the Board to develop plans for financing the remediation of the stormwater basins.

Board Goals – Update

The Board presented a yearly recap of their Board Goals.

Increasing Homeowner Participation

The Board held a volunteer event last summer. The community manager is actively educating and encouraging new homeowners about the several committees and clubs available in the community.

Investment in Technology

Due to budget constraints, this topic has been tabled until the budget can allow for further exploration.

Boost Transparency and Community

The Board held a Conversation with the Board evening, and the main takeaway was that any and all questions can be presented to the community manager who may be able to get you a response or resolution faster than waiting to speak with the Board.

Safety and Security

The Emergency Preparedness Committee has worked diligently on creating an emergency preparedness plan for both the community and the Board. The Board is working with DiLucia Management to secure storing of the community's documents. The Safety Committee has reinstated block captains and a neighborhood watch for the community. The committee is also working on a way for the police to safely enter the Clubhouse in case of an emergency.

New Business

Election Results

Sue announced that out of 394 homes, there were 265 validated ballots received for a total of 66.8% eligible ballots. Abe Greenbaum and Jeanette Harris have won the election.

Approval of ACC Rules and Regulations

The ACC Committee has proposed to change the language of the ACC Rules and Regulations on signs. The new rule is as follows: **“W. SIGNS (INFORMATIONAL) – No sign or signs shall be placed on any part of the Entire Tract advertising the Property for sale, rent or lease, or for any other purposes, including contractor signs, whatsoever except as provided in this Declaration or as permitted by law.”**

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MOTION made by Eileen to approve the updated ACC Rules and Regulations to include the restriction of contractor signs seconded by Sue.

Vote: 3 in favor, 0 opposed

Resolved: Motion carried

Approval of Rules and Regulations – Pool Rules

The pool rules were updated to include Father's Day as a designated holiday and the restrictions of guests in the indoor pool during outdoor pool season. A copy of the updated rules is attached.

MOTION was made by Sue to approve the revised Rules and Regulations – Pool Rules seconded by Eileen.

Vote: 3 in favor, 0 opposed

Resolved: Motion carried

Approval of Basin Inspection Proposal

The Egg Harbor Township division of Planning and Zoning has mandated for the first-time annual inspection reports of private basins. The notice was sent out on May 1st, 2023 and was due by June 2nd, 2023. It was advised by the Township engineer that the inspection be completed by either the HOA's engineer or a pond maintenance company. Proposals for inspection were received by Falcon Engineering in the amount of \$6,450 and by Princeton Hydro in the amount of \$2,500. Due to the limited timeframe, the Board approved the proposal from Princeton Hydro in the amount of \$2,500 and had the basins inspection prior to the Open Session meeting. The Village Grande at English Mill has passed the inspection however one of the items noted was the erosion of the two wet detention basins. This expense will be coming from the Operations Account.

MOTION made by Sue to approve proposal from Princeton Hydro in the amount of \$2,500 for the inspection of all basins within Village Grande at English Mill seconded by Eileen.

Vote: 3 in favor, 0 opposed

Resolved: Motion carried

Approval of Repair of PoolPak

The Board received proposals from Comfort Now in the amount of \$119 and Electro Mechanex in the amount of \$665.34 for a total of \$784.34 to repair the motor in the PoolPak. This expense will be coming from the Operations Account.

MOTION made by Eileen to approve the repair of the Pool Pak in the total amount of \$784.34 seconded Sue.

Vote: 3 in favor, 0 opposed

Resolved: Motion carried

Approval of Pool Contract

The Board has made the decision to terminate the contract with Millennial Pools due to continual contract non-compliance. An updated proposal was received by Canale Pools & Spa in the amount of \$185,040.69 for a two-year contract. This includes keeping the indoor pool open year-round. The contract will begin July 14th, 2023. This expense will be taken from the Operations Account.

MOTION made by Eileen to approve the two-year pool contract with Canale Pools in the amount of \$185,040.69 seconded by Sue.

Vote: 3 in favor, 0 opposed

Resolved: Motion carried

Old Business

No new updates reported.

Committee Updates

- **Special Events** – Sue Carey announced that the Committee is actively working on obtaining a bingo license. The State will update the Committee on June 26th, 2023. This week’s Poolside Grill hosted by the committee will also feature a bake sale. Additional events coming will be the Summer Fling party in August.
- **Social** – Sue announced that the Committee is hosting a free ice cream social on July 12th. There will also be a summer party on August 19th.
- **Rules** – Jeanette announced that the committee is working on developing a clear rule for bulk trash. Per the Township, bulk trash is only to be placed out on the Monday of the third full week of the month. Homeowners are to call the Public Works department to let them know to pick up the bulk trash however homeowners have been placing bulk trash out prior to that week.
- **Newsletter** – Eileen announced that the committee will add in the days of bulk trash removal in the Newsletter.

Trustee Closing Comments

Thank you to the Elections Committee for all of their time, hard work, and dedication to each year’s elections. There should be no interruptions to the pool service during the transition of the contracts.

Tom Santucci is looking to step down as the Election Committee Chair and is willing to help transition whomever is interested in stepping up to be the next chairperson.

Jeanette thanked the community for their support during her term. She also congratulated Abe Greenbaum and Charles Bisciegia for stepping up to the plate and running for the Board this year.

Sue thanked Jeanette for all of her support and dedication to the community and to fellow Board members during her term.

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

Adjournment

MOTION from Eileen to adjourn seconded by Sue.

This meeting of the Board of Trustees has been adjourned.

Respectfully Submitted,
Michelle Do, Community Manager

Section IV of the Community Rules and Regulations

INDOOR AND OUTDOOR POOL RULES

1. POOL PASSES

- a. All Village Grande at English Mill homeowners/tenants are entitled to a Resident Pool Pass (one per resident) at no cost. You may be asked for verification of residency. Residents must have the pool passes with them at the pool.
- b. Up to four (4) guest passes (per household) can be purchased at a cost of \$5.00 each. Please keep Resident and Guest passes as they DO NOT EXPIRE. There will be a \$5.00 replacement fee for any pass that is lost.
- c. Additional Daily Passes may be purchased from our Community Manager at a cost of \$5.00 each.

2. POOL HOURS / AGE RESTRICTIONS

- a. Outdoor Pool opens on the Saturday preceding Memorial Day, and will close approximately September 15th, weather permitting.
- b. Outdoor Pool Hours of Operation: Daily 11:00 AM to 7:00 PM. Wednesday's to 8:00 PM.
- c. Children ages 3-12 are permitted in the outdoor pool and on the deck daily from 11:00 AM to 3:00 PM. On Wednesday's, Memorial Day, Father's Day, 4th of July, and Labor Day, they may swim in the outdoor pool all day. Children under 3 are not allowed to swim in either pool at any time.
- d. When both pools are open during the summer season, the indoor pool will have the same hours as the outdoor pool but it is ONLY available to residents. No guests may use the indoor pool during the summer season.
- e. Only residents and guests 13 and older are permitted in the pool or the deck area after 3:00 PM with the exception of the above listed holidays.
- f. Following the closure of the outdoor pool, the indoor pool will return to winter hours (as posted). One guest per resident over the age of 16 is permitted to use the indoor pool.
- g. Guests must be accompanied by a homeowner/ resident AT ALL TIMES.

3. GENERAL RULES

- a. The Pool(s) may be closed for maintenance operations, safety precautions, darkness, inclement weather, or any other condition deemed necessary, for the safety and welfare of members and their guests. Closure of the pool(s) will be at the discretion of the Community Manager, the Trained Pool Operator, or a member of the Board of Trustees.
- b. The "BUDDY" system is a State requirement when an attendant is not on duty. At least two adults must be at either pool or hot tub when in use.

- c. Children who are potty trained can swim in the adult pool from the age of 3. It is suggested that parents of young children take the children to the bathroom every hour to lessen the risk of accidents in the pool. Diapers are not permitted in the pool.
- d. Persons who appear to be under the influence of alcohol or drugs will be refused entry to, or asked to leave, the pool.
- e. Any person with of an infectious disease, infectious skin disease, open sores, or inflamed communicable disease, may not use the pool. Anyone using the pool in violation of this rule will be assessed the cost to super chlorinate or drain and clean the pool. (Per NJ State Sanitary Code 8:26-7.19)
- f. No pool equipment, shoes, towels, or other loose objects may be left within 3 feet of the entrance or exit steps of the pools or spa except for handicap needs.
- g. Proper swimming attire is required at all times in the pool. Cut-off shorts are not permitted in the pool. "All-cotton" clothing is not allowed by order of the State of New Jersey Health Code.
- h. No electronic device may be brought into the pool area by a resident or guest, except those equipped and played with earphones, with the exception of community sponsored events.
- i. Residents are required to wipe down all furniture before and after use.
- j. Pool furniture shall be used on a first come, first serve basis, and are not to be reserved. Since sunscreen and oils can damage chair and lounge cushions, please use rollout mats or towels to cover the cushions. If there are not enough chairs available, residents should bring a chair for each of your guests.
- k. Entrance to and exit from the outdoor pool is through the exterior gates in the pool area only.
- l. No wet bathing attire is allowed inside the Clubhouse. Footwear and body cover-up is required in the Clubhouse, with the exception of shower and locker rooms.
- m. Residents and guests will leave the pool immediately when weather conditions are threatening, such as thunderstorms or lightning, as per the State of New Jersey Health Code. Both pools will close during threatening weather conditions.

4. RESIDENTS / GUESTS

- a. A resident must accompany and remain with their guests at the outdoor or indoor pool.
- b. Residents and guests MUST sign in immediately when entering the outdoor/indoor pool area.
- c. All residents, and their accompanied guests, must have a current pool pass on their person at all times when inside the fence of the outdoor pool or in the indoor pool room. The pool passes must be visible.
- d. Residents must always bring their Clubhouse key card with them to gain access to the restrooms.

- e. Residents are responsible for the actions of their guest(s).
- f. All residents and their guests must shower before entering the pool(s). *(Per NJ State Sanitary Code 8:26-5.4)*

5. FOOD and DRINK

- a. No Food or Beverage is permitted while in the pool, or within ten (10) feet of the perimeter of the pool.
- b. **GLASS** is not permitted in the pool or patio area.

6. POOL GROUNDS

- a. It is not permitted to take the cushions from the club chairs or ottomans that surround the pool. By removing these cushions, the club chairs and ottomans become unusable. Any resident may bring their own cushion for use on the chaise lounges or other chairs at the pool, provided they remove them when they exit the pool area.
- b. Pets are not permitted in the pool area, with the exception of service animals.
- c. The Pool is SMOKE FREE, including all of the surrounding facilities.
- d. Personal items must be removed when leaving the pool or patio area.
- e. Each resident and guest is expected to clean up after themselves when leaving the pool/patio areas and must place their trash in the appropriate receptacles.
- f. No running or horseplay is allowed in the pool area. Diving or jumping into the pool is prohibited. Ball playing, Frisbee throwing, or similar activities are not allowed.

7. FLOTATION DEVICES

- a. Safety devices such as kickboards, noodles, and arm swimmies are permitted. All other flotation devices such as rafts, tires, tubes, etc. are not permitted in the pool.

8. AUTHORITY AND RESPONSIBILITY

- a. the Community Manager, the Trained Pool Operator (TPO), or a member of the Board of Trustees, has the authority and responsibility to enforce all the rules and regulations stated herein.
- b. Members and guests, who do not comply with the TPO enforcement of rules and regulations, may have their swimming privileges revoked for the remainder of the season. The TPO has the authority to remove from the pool area, any person or persons acting in an unsafe or objectionable manner.

If you have any questions pertaining to yourself and your guests, please ask the attendant.