

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

**BOARD'S OPEN SESSION at VILLAGE GRANDE –ENGLISH MILLS**

**DATE:** August 20, 2024

**TIME:** 6:35 p.m. Charles Bisciegliia, President, called the meeting to order

**HANDOUTS:** (These were made available in hard copy prior to the meeting).

1. Board of Trustees Meeting Agenda
2. Balance Sheet and Income Report as of June 30,2024
3. Financial Update Power Point dated August 20, 2024

**PLEDGE OF ALLEGIANCE**

**ROLL CALL:**

- President- Charles Bisciegliia - Present
- Vice-President – Robert Kennedy - Present
- Secretary – Jo-Anne Goldberg – Present
- Treasurer – Eileen Mayer – Absent at time of roll call, but arrived later.
- Trustee- Abe Greenbaum

**MOTION TO APPROVE THE AGENDA:**

Charles Bisciegliia called for the motion. Bob Kennedy moved it and Jo-Anne Goldberg seconded it. There was no discussion. All were in favor with no opposed. Motion carried.

**MOTION TO APPROVE THE MINUTES OF THE MAY AND JUNE MEETINGS:**

Charles Bisciegliia called for the motion. Jo-Anne Goldberg moved and Bob Kennedy seconded it. There was no discussion. All were in favor with no opposed. Motion was approved.

**THANK YOU:**

Charles Bisciegliia expressed his sincere gratitude to all the committee members for their hard work and dedication. He emphasized the three members of the ADR committee who recently

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

**PAGE 2**

resigned. They are: Marcy Goldman who previously resigned and Anne Morris and Patsy Tallman whose resignation will be effective on December 31, 2024 to provide a smooth transition. Art Farnum was suggested as a replacement and the board agreed and Art Foreman accepted.

Charles Bisciegia also expressed thanks to Theresa Stevens for her Rules Committee recommendations and John Gallager for his Goose Committee Recommendations. Jim Lichtenwalner and the members of the Finance Committee were also thanked for their work on the budget.

**NEW RESIDENTS OR FIRST TIME ATTENDEE:**

Charles Bisciegia asked if there were any new residents or first time attendees. There were no replies.

**TREASURER'S REPORT**

Don Cheatle, from the Finance Committee reviewed the Financial Update PowerPoint. He reported that the anticipated budget deviations are related to irrigation water (\$30,000), irrigation maintenance (\$10,000) and common tree maintenance (\$7,600). He referred to the chart where the balance for 6/1/24 is listed as \$170,508., for 6/30/24 it was \$101,253 and for 7/31/24 it is \$113,752. These figures are the current expenses account. In the financial update handout he also indicated that as of 7/31/24 the replacement reserves had \$877,557 and the other reserves had \$154,869. The Social Committee has \$4,136 and the Special Events committee has \$6,985. Don also reviewed the under/over budgeted items and the liquidity page. It was highlighted that the assets and liabilities are “in line with expectations and should result in the elimination of the prior year deficit by the end of this fiscal year.”

When asked if there were any questions from the residents, Art Richman stated that in his review the December, January and February financial reports from Associa are wrong. He also noted concerns about landscaping in February and the electric charges. He wanted to know whether the audit will pick up ALL the problems. It was explained by Mr. Cheatle that the audit is a

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

**PAGE 3**

sampling and when errors are found they would look further. Mr. Bisciegia explained that progress is being made with Associa to correct deviations and in the meeting with them it was explained that the financial reporting needs to be aligned with our governing documents. It is being worked on and that the new board has only been in office for 50 days.

Charles Bisciegia informed the community that due to the timing of the receipt of the financial reports the meeting dates for the open session was changed to the third Tuesday of the month. This would allow the finance committee and the board to review the financials to provide all residents with the most up-to-date financial information.

**REPLACEMENT FOR RESIGNATION OF JEANETTE HARRIS:**

Mr. Bisciegia explained the process used to select a replacement to finish the unexpired term of Jeanette Harris. There were four residents who expressed an interest. Two residents were interviewed in person by the board, one candidate sent a resume to the board and the other resident was on the previous board. After the board deliberations Jo-Anne Goldberg was selected and agreed to serve as secretary for the duration of the unexpired term.

**AD HOC GOOSE COMMITTEE:**

The complaints about geese were clearly heard by the president of the board in his discussions with residents. He is grateful to John Gallagher who agreed to chair the Goose Committee and Present their recommendations to the board. They completed their work by researching evidence based solutions and visiting Little Mill who was observed not to have any geese. The procedure Little Mill uses was explained. The committee made recommendations cognizant of budgetary realities. John Gallagher also gave credit to the work of the previous committee who laid the foundation for their deliberations. He said that Warren Weiner has become the resident expert for the geese issue.

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

**PAGE 4**

**SEARCH FOR NEW LEGAL COUNSEL:**

Bob Kennedy agreed to spearhead the search for new legal counsel. Presently, eleven candidates were identified, but none have been contacted to date. This will be an item that the board will prioritize due to the legal costs incurred in prior years. The search will continue with a 60 day tentative timeline to down select the candidates. Charles Bisciegliia provided insight to the legal costs based on his research of the legal bills. There was expressed concern about the representation in terms of the costs of litigation (\$19,000.) in one case which exceeded the amount recovered (\$17,500). Charles Bisciegliia also stated that the legal cost overruns were also attributable to the costs of reviewing the landscape and management contracts and the pursuit by Charles Bisciegliia for a special meeting (\$7,000). He added that in his review there were financial charges for an associate being charged at the same rate as the senior partner. Abe Greenbaum added that the new procedure agreed upon by all board members is that the attorney will not be contacted until a decision by the majority of the board agrees and either the President or Vice-President of the Board must be one of the majority.

**MEETING BETWEEN THE BOARD, FINANCE COMMITTEE AND ASSOCIA:**

When will the board, the finance committee and Associa meet? This was a frequently requested question. The answer is that on August 20 the board and finance committee members met virtually with three representatives from Associa. This meeting started a dialogue that will address some of the concerns expressed by the finance committee. Charles Bisciegliia reminded the representatives of Associa of some specific terms of the signed contract which specifies the qualifications for the principal account/finance manager and the on-site property manager. The representatives said that this information is **not** made available to their clients. Charles Bisciegliia reiterated it is in the contract and he expects to receive the verification documents.

**BUDGET PROCESS:**

Charles Bisciegliia mentioned that the budget process is going well. He added that we are awaiting both the audit report and the reserve study, and it is anticipated that it will be received by Friday, August 23, 2024.

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

PAGE 5

**MOTIONS (OLD BUSINESS)**

**MOTION TO APPROVE THE ETHICS POLICY**

Charles Bisciegliia called the motion to approve the policy as posted in draft. Bob Kennedy moved it and Abe Greenbaum seconded it. There was no discussion. All approved and no opposed and the motion carried.

**MOTION TO APPROVE FINANCE COMMITTEE CHARTER**

Charles Bisciegliia called the motion to approve the policy as posted in draft. Eileen Mayer moved it and Bob Kennedy seconded it. There was no discussion. All approved and no one opposed. The motion carried.

**MOTION TO APPROVE THE SIGNS RULE TO BE IN ACCORDANCE WITH FEDERAL AND STATE LAWS**

Jo-Anne Goldberg highlighted items from the report submitted to the Board by the Rules Committee chaired by Theresa Stevens that provided articles documenting the fact that the New Jersey Supreme Court ruled that Homeowners Associations cannot ban signs because it violates the free speech clause of the State Constitution. An HOA can limit the size and number of signs a resident can have that are visible from outside their home. They can also limit the period of time a sign can be displayed around an election. Jo-Anne Goldberg mentioned that the information provided in our draft copy of the Community Rules and Regulations found in section 4- DÉCOR and SIGNS under signs needs to be changed to 60 days before an election and 15 days after an election to be in compliance with the Egg Harbor Township ordinance.

Charles Bisciegliia called the motion to approve the signs rule to be in accordance with federal and state laws. There was further discussion from a resident who strongly felt that there should not be any signs to preserve community unity. Charles Bisciegliia reiterated that the NJ Supreme Court ruled it is freedom of expression and we must comply. There was no further discussion. Jo-Anne Goldberg moved and Bob Kennedy seconded. Again, there was no further discussion. All were in favor with no one opposed. Motion carried.

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

**PAGE 6**

**NEW BUSINESS**

**MOTION TO APPROVE GYM FLOOR REPLACEMENT**

Charles Bisciegliia called the motion to approve gym floor replacement done by Richard Flooring at the cost of \$8,812.59. Charles explained that the prior \$36,000.00 carpeting approval did not include the rubberized gym flooring. There was no discussion. Eileen Mayer moved it and Jo-Anne Goldberg seconded. There was no further discussion. All were in favor with no one opposed. Motion carried. The \$8,812.59 will come out of the replacement reserves.

**MOTION TO APPROVE POOL AND POKER TABLES RECOVERING:**

Charles Bisciegliia called the motion to approve recovering the pool and poker tables at a cost of \$1,813.27. This money will come out of the Operations Account-Repair and Maintenance. Bob Kennedy moved it and Abe Greenbaum seconded it. There was no discussion. All were in favor with none opposed. Motion carried.

**MOTION TO ACCEPT RECOMMENDATIONS OF THE AD HOC GOOSE COMMITTEE:**

Charles Bisciegliia called the motion. It was moved by Eileen Mayer and seconded by Jo-Anne Goldberg. There was no further discussion. All were in favor and none opposed. Motion carried.

**MOTION TO APPROVE LONGWOOD TREE SERVICE TO REMOVE 30 TREE/STUMPS IN COMMON PROPERTY AT THE COST OF \$7,597.40:**

Charles Bisciegliia called the motion. It was moved by Jo-Anne Goldberg and seconded by Bob Kennedy. Jim Berg, a resident, raised the question as to whether violation notices will be sent to residents with stumps on their own property. It was mentioned that the residents might take advantage of Longwood services while they are on the property. Charles Bisciegliia assured the resident that our policies will be enforced. He added that the work will begin on Monday, August 26, 2024. There was no further discussion. All were in favor with none opposed. Motion carried.

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

**PAGE 7**

**MOTION TO APPROVE EILEEN MAYER, TREASURER AND JIM LICHTENWALNER AND DON CHEATLE FROM THE FINANCE COMMITTEE TO BE SIGNERS ON THE MERRILL-LYNCH ACCOUNTS**

Charles Bisciegia called the motion and explained that Eileen Mayer will be replacing Jim Berg, a former treasurer of the Board. Abe Greenbaum moved it and Bob Kennedy seconded. There was no discussion. All approved and no one opposed. Motion carried.

**MOTION TO APPROVE MERRILL-LYNCH ROLLOVER POLICY**

Charles Bisciegia called the motion and explained the intent is to streamline the process with maximizing interest rates and minimizing potential time delay. It was moved by Abe Greenbaum and seconded by Eileen Mayer. There was no discussion. All were in favor with none opposed. Motion carried.

**COMMITTEE UPDATES:**

**LANDSCAPING COMMITTEE:**

Abe Greenbaum presented report prepared by Ray and Joan Viventi who were on vacation. Basically, Ray showed that there were many irrigation repairs that needed to be corrected. He attributed the problem to the prior landscaping contractor. Three pits were problematic and needed repairs. The landscaping committee is recommending two new wells to decrease the water costs. It is anticipated that the well will pay for itself in three years.

**MAINTENANCE COMMITTEE**

Abe Greenbaum presented updates on the work of the committee.

**SOCIAL COMMITTEE**

Jo-Anne Goldberg gave an update of social events and encouraged participation.

THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

PAGE 8

NEWSPAPER

Eileen Mayer said they are meeting tomorrow and based on that meeting a decision will be reached as to further publications.

SPECIAL EVENTS COMMITTEE

Sandy Kurman could not attend, so a member of the committee presented the upcoming events. She said that the next event is the same weekend as the social committee's luncheon because of the singer's availability.

ARCHITECTURAL CONTROL COMMITTEE

Bruce Vieth said that they are having a slow period. He encouraged residents to send in any applications as soon as possible.

RESIDENTS' COMMENTS

- Appreciated the transparency of the present board and felt that the meeting was productive.
- Gratitude to the maintenance committee who removed low hanging trees in a section of the community.
- Concerns about the work of the present landscaping company and dissatisfied with the quality of their work. Encouraged to continue submitting green forms.
- Wanted to know when the new HOA assessment will be announced.
- Wanted to know what the policy is regarding *election* flags as they are not specifically addressed in Community Rules and Regulations.

TRUSTEE CLOSING COMMENTS

Residents were thanked for their presence at the meeting. .



THE  
VILLAGE  GRANDE®  
AT ENGLISH MILL

ADJOURNMENT

Charles Bisciegia called for a motion to adjourn the meeting. All agreed and no one opposed.  
Motion carried.

Respectfully submitted,

Jo-Anne Goldberg  
Secretary