

THE
VILLAGE  GRANDE®
AT ENGLISH MILL

OPEN SESSION MEETING – VILLAGE GRANDE AT ENGLISH MILL

DATE: November 19, 2024

TIME: 6:30 p.m.

HANDOUTS:

- Board of Trustees Meeting Agenda with Addendum
- Financial Update – November 19, 2024

1. **Pledge of Allegiance** – Bob Kennedy called the meeting to order and asked all to rise for the Pledge of Allegiance.
2. **Roll Call** – Bob Kennedy asked Jo-Anne Goldberg for the roll call.
 - **President** – Bob Kennedy – present
 - **Vice-President** – Art Farnum – present
 - **Treasurer** – Eileen Mayer – present
 - **Trustee** – Abe Greenbaum – present
 - **Secretary** – Jo-Anne Goldberg – present
 - **Tara Frontera** – Property Manager – present
3. **Approval of Agenda**
 - Bob Kennedy called the motion. Jo-Anne Goldberg moved it and Art Farnum seconded it. All were in favor and motion passed.
4. **Approval of October 24, 2024 open meeting minutes**
 - Bob Kennedy called the motion. Art Farnum moved it and Abe Greenbaum seconded it. All were in favor and motion passed.
5. **Introduction of New Residents** – Bob Kennedy asked whether there were any new residents. Two couples who recently moved into the community were present and welcomed.

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6. President's Report – Bob Kennedy mentioned a few items.

- He thanked the Social Committee for hosting the Veteran's Day event.
- He discussed the internal workflow document that presently has 23 items the board is working on. When an item is completed, it is hidden in the document, but can be retrieved, as needed.
- He informed the community that bid are being solicited for new wells.
- He thanked Betty Alberts and John De Prato for their work on the battery replacement program for residents through the Bargaintown Fire Department. This year 96 houses participated in the program.
- The Rules Committee has asked for Sue Carey to be appointed a member and this was approved. There was no representation at the meeting.
- There will be a new Homeowner's Orientation in December presented by Jim Lichtenwalner. All new and present homeowners are encouraged to attend. More details to follow.
- He thanked Marlene Ryzinski for the lovely decorations in the clubhouse.

7. Treasurer's Report

- Eileen Mayer indicated that there was a typo on the financial update. The balance in the current expenses account is as of 9/30/24.

- Current Expenses Account:
Balance 9/1/24 is \$118,656.
Income \$ 93,181.
Expenses \$110,033.
Balance 9/30/24 \$101,804

Balance – Replacement Reserve as of 9/30/24 is \$865,344.

Other Reserve as of 9/30/24 is \$155,513.

Social Committee as of 9/30/24 is \$4,552.

Special Events as of 9/30/24 is \$9,755.

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- Jim Lichtenwalner, Chairperson of the Finance Committee discussed the significant deviations listed on the financial update handout distributed at the meeting.
- Questions from the community – Mike McGrath inquired whether we received a final audit. Bob Kennedy said we received a draft, additional information was sent to the auditors after the financial committee reviewed it. The report is now pending with the auditors. Another resident questioned the delay and suggested a letter with a deadline be submitted to the auditor so that we get the report in a more timely manner.

8. Committee Reports

Chrisita Sinagria from the *Social Committee* questioned the reason for a separate account. Bob Kennedy indicated it is one of the items being looked at on the flowsheet. She also wanted to say that they are planning a New Year's Eve party, a luncheon and a pizza party in February, and encouraged board member as well as the community to attend. Jo-Anne Goldberg welcomed Chickie back after an illness.

Abe Greenbaum from the *Maintenance Committee* said that the committee is involved with several projects and will give the committee a full report at the next meeting.

Ray Viventi from the *Landscaping Committee* said that the water bill from NJ American Water is approximately \$120,000. and that the wells are more efficient and less costly. Outdoor Décor will do one more clean up and will follow the cuts required through the contract. A resident said that the leaves are being blown in the pathways.

Eileen Mayer from the *ACC* said that they are finished for the season and will resume in March. The correction rate for the inspections completed by Tara is about 80%.

Sandy Kurman from *Special Events* said they are active with the grill during the summer months. She asked for volunteers for the committee.

Eileen Mayer for the *Newsletter* said that the next edition is anticipated in early December.

9. New Business

- Motion to approve changing the By-Laws para 20.7 Initiation fee of \$350.00 to \$600.00 and contribution to working Capital of \$550.00 to \$2,000.00
Eileen Mayer and Art Farnum mentioned that they agree with the concept, but disagreed with the process to get to those amounts. Bob Kennedy read the by-laws. He also said that it would also need to be approved by the community.

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Bob Kennedy called the motion Jo-Anne Goldberg moved it and Abe Greenbaum seconded it. All were in favor and the motion passed. Bob mentioned that Tara will make a copy of the relevant NJ Administrative code for anyone with an interest in reading it. Please let Tara know.

- Motion to approve 3 R's cleaners as the new clubhouse cleaning company for a one year contract at the rate of \$1759.31 per month coming from operating expenses. Bob called the motion, Abe moved it and Jo-Anne seconded it. All were in favor and motion passed.
- Motion to approve sand filter replacement for the spa for \$2,726.11 to be taken from reserves. Abe explained the necessity of replacement. Bob called the motion, Art moved it and Eileen seconded it. All were in favor and motion passed.

10. Questions from the community

- A resident asked whether in view of the drought are we able to drill more wells. It was explained that we do not tap into local water and that all approvals will need to come through the Department of Environmental Protection.
- A resident asked whether the community needs to vote on the new lawyer. The answer was it is not needed.
- A resident wanted to know when the sauna in the men's room will be repaired. It was stated that the maintenance committee is working on it.

11. Closing Comments

- Bob said that unless there is a pressing issue, there will not be a December open session meeting.
- He wished everyone a Happy Thanksgiving and a Merry Christmas, Happy Chanukah and Kwanzaa and a wonderful New Year.

12. Motion to adjourn

Bob called the motion, Art moved it and Eileen seconded it. Everyone was in agreement and the motion passed.

Respectfully submitted:

Jo-Anne Goldberg
Secretary