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**OPEN SESSION MEETING**

**DATE:** February 28, 2025

**HANDOUTS:**

- DRAFT of Open Session Meeting dated November 19, 2024.
  - Board of Trustees Meeting Agenda
  - Changes to Community Rules
  - Community Rules regarding Décor and Signs discussed at August, 2024 open session.
  - Emailed questions from Carol Field regarding remote access for meetings and Kathy Mc Geehin who has four questions.
    1. On page 2 section 9 of the meeting agenda most paragraphs are written using the pronoun “I”, the subjective. Since we have a board of trustees all of this should be done as an entire board. Who is the “I” making all these motions?
    2. Who composed the RFP for the 2025 landscape contract bids?
    3. How many requests for bids were sent out?
    4. How many companies actually bid on the landscape contract?
  - Changes to Community Rules – sidewalk and curbs and lawns. Under lawns a correction needs to be *made to take out the statement and landscaping installed and provided by the Developer.*
  - Financial Update – Village Grande at English Mill February 18, 2025.
1. **Pledge of Allegiance** – Bob Kennedy called the meeting to order at 6:30 p.m. 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
    - Secretary – Jo-Anne Goldberg – Present

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- Trustee – Abe Greenbaum Present  
 Bob indicated that there is a quorum.  
 Tara Frontera, Property Manager, was also present.

**3. Approval of Meeting Agenda**

- Bob Kennedy called the motion. Art Farnum moved it and Jo-Anne Goldberg seconded it. All were in favor – none opposed. Motion passed.

**4. Approval of November 19, 2024 open session draft meeting minutes**

- Bob Kennedy called the motion. Art Farnum moved it and Abe Greenbaum seconded it. All were in favor- none opposed. Motion passed. It will be posted on Town Square as the final copy.

**5. President’s Report** – Bob Kennedy mentioned that throughout this meeting he will elaborate on the various projects and concerns the Board is working on under old and new business.

**6. Treasurer’s Report** – Jim Lichtenwalner, Finance Chairperson, is participating by FaceTime. Eileen Mayer, Treasurer presented the financial updates.

- **Operating Expenses** as of 12/31/24 are OVER budget by \$7,781.00
- **Operating Income** as of 12/31/24 are OVER budget by \$8,893.00

- **The current expenses account:**

Balance 12/1/2024-----	\$111,440.00
Income ----	96,885.00
Expenses-----	89,101.00
Balance 12/31/2024----	\$119,224.00

- **Other account balances**

Replacement reserve 12/31/2024 ----	\$898,424.00
Other reserves 12/31/2024-----	\$114,567.00
Social Committee 12/31/2024	3,739.00
Special Events 12/31/2024	9,036.00

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- **Significant Budget Deviations**

Utilities Expenses \$34,963.00 over budget

Repair and Maintenance costs \$3,892.00 over budget

Income \$8,893 over budget (late and delinquency fees and social and special events committees)

- Landscaping costs \$16,420. Under budget contract

Irrigation Repair - \$9,095.00 over budget

Contracted Services - \$15,680.00 under budget

**COMMITTEE UPDATES:**

- *Social Committee* – Chickie Sinagria reminded the community that there will be a Pizza dance party on Friday, February 21, 2025. Information is in the lobby. She mentioned watching for details on other upcoming events.
- *Maintenance Committee* – Abe Greenbaum said that the committee is focusing on indoor work during the winter months.
- *Newspaper* – Eileen Mayer said that the newsletter should be arriving in your mailboxes soon. She reminded everyone of the need to keep to the deadlines.
- *Senior Club* – The next bingo will be advertised soon. The club plans to increase the door prizes, as they were well received.
- *Landscaping* – Ray Viventi said that the water costs exceeded budget due to the overseeding. There was a saving attributed to the water being turned off due to weather conditions. It was reinforced that wells will save the community money. Bob mentioned that the landscaping committee is looking for volunteers to work on the pits. Training on turning the system on and off will be provided.
- *ACC*- Doug Groff said that he will be sending an email to determine how many members are planning to return. There may be a need for members for that committee. The meetings will resume in March.

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**7. OLD BUSINESS:**

- *SNOW* – To date, there has been two measurable snow events. The cost for the snow removal on January 6, 2025 was \$15,938.82. The cost for the second snow removal on February 12, 2025, was \$20,054.26. Total cost of \$35, 993.08 exceeds the \$30,000.00 budgeted amount. Funds will come from operating and deferred maintenance accounts.
- *BALLOT INITIATIVE* – This 10% rejection ballot question to increase the initiation fee and the working capital fee to new homeowners failed. Fourteen percent of the community voted against the initiative. The Board of Trustees feels that this initiative should not be dropped and will be planning educational forums to discuss these changes and how they will benefit the community. Our current laws are 22 years old and these fees have not increased over this time period. Bob Kennedy maximum legally allowable amount.
- *LANDSCAPE CONTRACTOR* – Outdoor Décor closed his business as of December 2024. The Board of Trustees have solicited bids, and four companies responded. All companies will be interviewed and a selection made by 2/21/2024. The plan is to keep the new contractor costs within our planned budget.

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**8. NEW BUSINESS:**

- *OUTDOOR POOL FURNITURE* – Annually, the men’s club and the maintenance committee discard or damaged or worn pool furniture. The Special Events Committee and the Senior Club decided to buy new furniture using funds from Poolside Grill, the 50/50, and Bingo. The cost for the outside pool furniture is \$8,485.18. Bob Kennedy made a motion to approve the purchase of new outdoor pool furniture in the amount of \$8,485.18. Jo-Anne Goldberg moved it and Art Farnum seconded the motions. All were in favor and none opposed. The motion carried.
- *TWO NEW WELLS TO ELIMINATE IRRIGATION WATER (CITY WATER)*-Last year, we spent \$120,426.45 on city water to irrigate the lawns. This amount is the equivalent of \$25.27 of each homeowner’s monthly HOA fee. Presently, we have 26 pits and 8 wells. The initial plan is to replace our two highest irrigation pits with well water. They are located at 114 Violet and 223 Ivy Road. This would give us 10 wells.  
The Board of Trustee’s solicited bids from three well-drilling companies and the Rainmaker’s bid was chosen. Bob presented a motion to award a contract to Rainmaker to install two new wells at a cost of \$12,700.00 per well for a total of \$25,400.00. Funds will come from the operating budget. Abe Greenbaum moved it and Jo-Anne Goldberg seconded it. All were in favor and nobody opposed the motion. The motion carried.
- *PHASE TWO – WELL PROJECT* – This initiative is to replace every irrigation pit with well water removing our dependence on city water. If you are interested in joining this planning committee for this project, please let Tara know. When we can make this transition, the savings will be substantial. Consider joining this working group.

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- *HOA'S LIABILITY INSURANCE* – There were several reasons for the cancellation of the HOA'S liability insurance with Hartford Insurance. *Specifically, the payment was not sent in a timely manner.* The grace period was also missed. Additionally, there are five insurance claims filed against the HOA. Three of the five had no monetary value. The other two had a monetary value. **If** Hartford were to renew our policy, they would have increased the premium to \$44,000.00. Selective Insurance was willing to write the policy but at a cost of \$47,938.00. The Board of Trustees in conjunction with Associa developed a procedure to avoid late payments. Bob made a motion to approve \$47,938.00 for liability insurance from Selective Insurance. Abe Greenbaum moved it, and Art Farnum seconded it. There was no opposition, and the motion carried.
- *UPDATE TO COMMUNITY RULES REGARDING SIDEWALKS, CURBS AND LAWNS.*  
(Under lawns the line need to be removed “landscaping installed and provided by the developer which is made the responsibility of the Association)  
There is no cost to this motion. Bob made a motion to amend paragraph 22 of our community rules, dated August 23, 2024. Abe moved the motion and Art seconded it. Everyone agreed and no one opposed it. The motion passed unanimously.
- *MAIN WATER PIPE BREAK*  
Bob called the motion to approve the emergency underground water main pipe break repair completed by Junior Mechanical at a cost of 7,269.00. Funds will be sourced from the reserve. Jo-Anne Goldberg moved it and Abe Greenbaum seconded it. All were in favor, and no one was opposed. The motion passed.

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- *VGEM DOMAIN NAME*

A suggestion was made by Mr. Lichtenwalner to create a domain name for VGEM. A specific email will be created for board members, the finance chairperson and other individuals, as needed. This would create a historical trail for future trustees and chairpersons. The Board of Trustees is supportive of this concept, and is requesting any resident with expertise in this area to assist in its development. Walt Sobkiw offered to spearhead this initiative and said that he proposed a website to a former board, but was turned down and does not want to put in the effort without a good result.

- *ACKNOWLEDGEMENTS* – Bob expressed gratitude to the following:
  - Community Crafters Group -for decorating the clubhouse during the holiday seasons.
  - Maintenance Team – for working behind the scenes to keep the clubhouse in good repair.
  - Men’s Club – for sponsoring the annual Holiday Gift Drive,
  - Jim and Denise Conway – for remembering the veterans on Valentine’s day and the community for supporting this project.
  - Snow Captains – for measuring the snow during the two snowstorms.
  - Upcoming – Stand Down Event in Atlantic City for all Veterans, especially those who are financially challenged. A list of suggested donations will be forthcoming. Thank you in advance.

*TRUSTEE CLOSING COMMENTS* – The trustees thanked the residents for coming out and reminded them to submit any questions or concerns to Tara, so that the board can respond appropriately.

9. *CAROL FIELD – COMMUNITY COMMENT* She is requesting that the board meetings be available remotely to increase participation. She will provide information to Tara regarding remote access.

10. Bob asked for a motion to adjourn. Jo-Anne moved the motion and Abe seconded it. All were in favor with no opposed. Motion carried.

RESPECTFULLY SUBMITTED, Jo-Anne Goldberg - Secretary