

**Minutes of Crestwood Village Five
Board of Trustees Open Quarterly Meeting
May 13, 2024**

I. The meeting was called to order by President Steve Berwanger with the Pledge of Allegiance at 7PM.

II. Attendees: 28 Homeowners were present, 12 On-line; Steve Berwanger, President; Mary Ann Payne, Vice President; Betsy Gordon, 2nd Vice President; Steve Carroll, Treasurer; Nancy Eldridge, Secretary, Robert Lamb, Trustee at Large; Karen Pedersen, Sergeant at Arms; Guests: NJ State Senator Carmen Amato, Assemblyman Brian Rumpf and Assemblyman Greg Myhre

III. Robert Lamb introduced the NJ State Senator, Carmen Amato, Assemblyman Brian Rumpf and Assemblyman Greg Myhre, who were invited to explain the new NJ State Law S2760 regarding Capital Reserve Study requirements for all Home Owner Associations in New Jersey.

A. Senator Amato discussed the redistricting in NJ resulting in Manchester becoming part of the 9th Legislative District.

1. Constituent Services were mentioned including the four tax relief programs:

=Veterans Deduction = Senior Deductions = Senior Freeze (tax reimbursement Program = Anchor Program

Residents were encouraged to supply an email to www.njleg.state.nj.us or individually to SenAmato@njleg.org, AsmRumpft@njleg.org, AsmMyhre@njleg.org to receive legislative email updates.

B. Assemblyman Rumpf explained that the Structural Integrity Act, NJ S2760 was passed after a structural collapse in Florida. The Bill calls for a structural inspection and written report of maintenance and funding. A Capital Reserve Study is required every 5 years. The Study shows how the funds must be expended as noted by the engineer's inspection. Crestwood Village 5 is a fee simple organization, e.g. a homeowners association individually owned.

Steve Berwanger explained that CV5 Bylaws include HOA responsibility for maintaining roofs and exteriors.

Robert Lang asked if there were any changes to the law? R/ No changes and the Consumer Affairs testified in support of the law passed on Jan 8, 2024.

Steve Berwanger mentioned the CV5 Study prioritized a road project for \$4.8 M within the next 4 years. Many of the projects mentioned in the CV5 Study have been completed, e.g. Clubhouse Roof, Mainhall flooring, Bocce Court upkeep, and stage drapes. The Study is being updated to note those

C. Assemblyman Myhre stated they are trying to find solutions, that laws are not written in stone. He stated that they did not support the Law.

D. Questions:

1. Are there grants available? R/ Senator Amato will look into that.

2. Can anything can be done to alleviate the impact of the Law. R/ Residents can complain and request a revision to the Law.

3. Resident inquired about the blocked off area on RT 70 where tractor trailers used to park overnight. R/ The Legislator will check with Manchester Mayor firsts.

4. Have you been to other Home Owner Associations to discuss this law?

R/ No but we plan to, we did attend the Manchester Community Council.

5. Is anything to be done about the high rents in New Jersey. Everything is going up and now this new Law will cause fees to go up and harm everyone. R/ An excellent point, however, there are no easy answers. We have met with Mayor Arace. He has prepared a rent leveling ordinance for mobile homes.

Legislators departed the meeting at 8:20.

IV. Trustee Reports:

A. Robert Lamb made a motion to accept the minutes of February 12, 2024 Quarterly Board of Trustee Meeting. Betsy Gordon seconded the Motion. All approved.

B. Nancy Eldridge presented Board actions taken in Closed Executive Sessions for ratification.

1. John's Landscaping requested that CV5 pay the cost for disposal of leaves and brush from the Cleanups. A motion was made by Robert Lamb to decline the request for payment and seconded by Steve Berwanger. All approved.

2. The Board has discussed Pickleball at CV5. Pickleball is open to CV5 residents at Crestwood Villages 7, 6 and 4 and also at Bowker Field. A motion was made by Betsy Gordon to decline pickleball at CV5 and seconded by Steve Berwanger. All approved. This item will be revisited in the future if schedules change.

3. Resale and Lease Origination and Renewal Fees had not been changed in many years. After much discussion the fees will be increases as follows:

a. Nancy E made a Motion to increase the Membership Fees to \$600, Steve B seconded the Motion. All approved.

b. Steve B made a Motion to increase the Resale Processing fee to \$600 and Mary Ann P seconded the Motion. All approved.

c. Mary Ann P made a Motion to increase the Lease Renewal Fees to \$150 for 1-year lease and \$250 for 2-year Lease and Betsy G seconded the Motion. 1 Trustee said nay, six others approved.

d. Steve C made a Motion to increase the Lease Origination Fee to \$300 per year and Betsy G seconded the Motion. 1 Trustee said nay, six others approved.

C. Nancy Eldridge announced that Bocce Leagues have begun. The Men's Tuesday Night League needs another team. The Mixed League will accept additional players as well.

D. Karen Pedersen reported that CV5 is working with Manchester Township to decrease the Feral Cat population through the TNR - Trap/Neuter/Release Program. Leisure Village West participated in this Program and within 5 years they have no feral cats. The information on the TNR Program will be posted again in the Hilltopics.

E. Steve Carroll reported that the Trustees are currently working on finalizing the Budget. The first Budget Meeting is Wednesday 5/15/24 at 2:00 PM. There is currently \$2.5 M in Reserves.

F. Steve Carrol reported that in April, 187 work orders were completed with an income of \$6,400. There were 516 work orders completed during the last Quarter with an income of \$21,000.

G. Betsy Gordon is the current Grass Coordinator. Betsy reported there were only 5 legitimate grass complaints this year. John's Landscaping has been good about coming back to correct any issues. Please do not stop the workers to make complaints. Contact the Clubhouse and complete a Complaint Form. Betsy will report the problem to John's Landscaping for correction.

Q/ Do the Landscapers blow off sidewalks. R/Yes

Q/ A resident reported seeing the Landscapers blow the leaves etc. into the Common Areas. R/Homeowners are asked to report that to the office immediately.

Q/ What happens if a sprinkler head is broken. R/ Homeowners are responsible for their sprinklers. Some heads sit up too high and may be hit by mowers.

Q/ The landscapers are blowing the grass from the street on the lawns. R/ Betsy will notify John's Landscaping.

H. Mary Ann Payne reported a change to the Stouts Bus Schedule due to lack of ridership. The schedule has decreased from 5 days per week to 3 days per week. Tuesdays - Lacey Township Shop Rite Shopping Centr and Fridays is Manchester Shop Rite Shopping Center. Every other Thursday is a special trip to either Smithville or the Columbus Market. Other special trips will be considered. You must call the office the day before and they will come pick you up at hour home. Other organizations also provide transportation service, e.g. Ocean Ride, Somebody Cares.

I. Robert Lamb mentioned that the Trustees are always looking out for your best interests. Mary Ann Payne has been working on this bus contract revision for months which will result in a savings to Crestwood Village 5. Costs continually go up and this Law took us by surprise. The Budget

will be discussed on Wednesday. Primarily the insurance and the Structural Integrity Law are the driving forces behind the Budget.

J. Steve Berwanger reported:

1. Volunteers are needed for the Election Committee. Mark Poyner accepted the position of Chairman of the Committee. - Mark Poyner requested people to join him on the Committee.

2. Reminder that Manchester Township responsibility for Sewer/water line ends at the curb. Homeowners are responsible for the line from the street to their house. Some HO6 insurance policy do cover it. If not, there are policies that can be purchased at a reasonable amount. Some carriers are mentioned in the Hilltopics.

3. Property Modification Forms (PMFs) are required to protect homeowners to ensure the contractors are licensed and insured. It is the busy time of year for processing the PMF's. Please be patient.

4. Work orders that are covered by Maintenance fees are listed in the Hilltopics.

5. Dates to Remember:

- a. Budget Meeting 5/15 at 2 PM
- b. Budget Meeting 5/29 at 7 PM
- c. Resident Club Meeting 5/14 at 2 PM - guest speaker on Recycling.
- d. Resident Club Meeting 6/18 at 7 PM
- e. Mixed Bocce - Monday Nights
- f. Men's Bocce - Tuesday Nights
- g. Every Thursday - Bingo
- h. Every other Thursday Smithville or Columbus Market trips
- i. Flea Market - this Saturday
- j. Clubhouse closed on 7/4 and election day
- k. Resident Club Dance 6/7
- l. Second Saturday of each month - Technology Workshop (signup required)
- m. Family Feud 6/26
- n. CV5 BBQ - 7/13

V. Questions:

A. Julie thanked all Trustees for their dedication and cooperation.

B. Is there a cost for work orders not completed? R/ If the work order is denied, there is no cost. If Maintenance is required to inspect, there is a cost for the inspection.

C. Can we fine speeders? R/ The Manchester Police Chief says we cannot fine for speeding. We are looking into painted strips.

D. Can we have fund raisers to keep the Maintenance Fees down? R/ The Residents Club has fund raisers all the time, e.g. Flea Market, Bingo, Dances, Special Events, Kitchen. All money collected goes to the Clubhouse, thereby keeping the cost of the upkeep down for the Residents, e.g. Electronic Front Doors, Floor, Renovated Bathrooms, Stage Drapes, Kitchen appliances. Julie Velez is the President, Mark Poyner is the Treasurer, Anthony Zoccali manages Bingo, Debbie Fascia runs the Dances, Ronnie Coppola manages the Flea Market. The Board thanked the many Resident Club Volunteers.

E. Will CV5 be presented an Invoice for the \$2 M for the road project? R/ No the Road project will be started after the Reserves are built up and can be completed in pieces.

F. Will that Law, S2760, ever be remanded? R/ That is a question for the Legislators.

G. Will we receive a copy of the Budget? R/ Yes there will be hard copies at the meetings and they will also be mailed to each homeowner.

The meeting adjourned at 910 PM.

Nancy Eldridge
Secretary