

February 4, 2025

CV5 Board Meeting 10:00 AM

Present – Steve Berwanger, Maryann Payne, Betsy Gordon, Ed Kirkwood, Cathleen Blackwood. Residents present: Mark Poyner, Ronnie Coppola and George Elliott

Absent – Nancy Eldridge, Karen Pedersen, and Steve Carroll

Maryann P. made motion to approve last weeks minutes; Ed Kirkwood made second motion. All in favor of approving minutes.

Steve B. asked that all board members respond to approval of minutes, as soon as as we receive them.

Treasurer- Steve B stated nothing new. Treasurer was absent.

Maryann P. There is a new program called Stay NJ. It is similar to Anchor, Senior Freeze, etc. You must fill out the forms to apply for new program. If you are already in the other programs you'll automatically receive an application. There will be two meetings, one at the local firehouse and another at Manchester Town Hall, regarding this new program.

Monday at Town Hall, there will be a JCP & L meeting @ 10:00 AM, regarding rates etc.

JCP & L will also be at the MCC meeting on Feb 24th.

Cathleen B, stated she is meeting with an exterminating company tomorrow at 10:00 AM, to discuss getting us a quote for their services.

Cathleen B is meeting with Ozane's new owner to discuss contract. Steve B. asked her to speak to them about NOT starting inspections until late March or April. We asked them not to do this last year; and the very next day they were seen doing inspections. The board also asked her to speak to them regarding their reporting system to the office.

Trustees will meet Monday February 10th @ 1PM prior to Open Residents meeting @ 2 PM..

Tuesday at 7PM the Resident's Club will have their monthly meeting

Steve B spoke about fences. The board is not sure when attorney will have resolution ready for approval. Therefore we have to continue addressing fence violations. Fencing getting out of hand. He also stated that we cannot allow these dog runs that have been erected. The Manchester Township ordinance states dogs must be on a 6 foot leash, not an extension leash. Village rules state dogs are not to be unattended; and tie out cannot be longer than 15 feet.

Mark P. stated he has met with Ken Freeman and George Elliott about election committee guidelines. They are working on coming up with set guidelines.

Residents Club representatives were Mark P and Ronnie C. Ronnie stated the plan for the flea market will be as follows:

Beginning March 15th, flea market set up will be in Saturday from 7 AM – 9AM. No more Friday set up.

Flea market hours will be from 9 AM to 1 PM; and cleanup from 1 PM – 2PM.

Ronnie asked:

1. Rugs from the stage area be placed by the doors in the flea market hall
2. Extra handicapped free standing signs be put out
3. Cones be put in front of clubhouse and at paid parking spots.

Mark said he would write up a letter for Ronnie to give out to vendors at this month's flea market.

Cathleen stated vent has been completed.

Maryann P asked Mark P if they made any decisions about what projects they would like to contribute to. He stated that the Resident's Club has to meet in February and March to discuss what they will pay towards any projects.

Mark P and Ronnie C left at 10:40.

George Elliott wants to know the status of the multiple letters he has sent to the office regarding various paperwork he would like. Steve B asked him what the letters were about; and or what were his questions. He did not have an answer. He said he emailed them all to the office. George Elliott said if he doesn't get answers he will have to go further. He then left the meeting.

Steve B stated requests from George Elliott and others will cost additional in legal fees from our attorney. We will also have to hire extra office personnel just to respond to the multiple emails that George is requesting; as well as researching the documents he is requesting.

Meeting ended 11:40.