

HOLIDAY CITY SOUTH HOMEOWNERS MEETING
March 14, 2024

Welcome all to the homeowners meeting of March 2024. Please stand for the pledge of allegiance. A special thank you to all the Veterans who have served and are currently serving. Let's take a moment of silence for those souls that were victims of the wars around the world and let's pray for the safety of our troops. If there are members dealing with illness or have passed, please let's keep them in our thoughts and prayers.

The meeting will be recorded and will be transcribed for submission to the Southwind.

The Chair will take roll call of attendance of the Board of Trustees: Adrian Corrigan, Rich Bohan (absent), Fran Hurley, Linda Hendricks, Vince DeChiaro, John Fay, and Mike Signorile are in attendance.

After the business portion of the meeting, the floor will be open to the membership for comments. Each member will be allowed two minutes to address the Board of Trustees. The sign-up sheet is on the table. I must remind everyone who wishes to speak that all questions or comments must be addressed to the Board in a civil manner, or they will not be entertained.

I will now move on to the business portion of the meeting.

The current treasurer's report: Operating Account is \$849,587.44 and the deferred Operating Account is \$439,289.02. The reserve account is \$752,855.07. A motion was made to accept the treasurer's report. All were in favor.

The minutes from the January 11, 2024, meeting as printed in the Southwind were approved and accepted. All were in favor.

Old Business: The restoration of the auditorium is underway, and repairs are on schedule. It is imperative that everyone understands that the area designated as Building C (construction area) is off limits to the membership. This is not only due to the potential hazards that are currently in place while we are under construction, but also because the insurance company is only providing us with builder's insurance during the construction period. Liability insurance will not kick in until we have an inspection and approval by our architect/engineer and a final inspection by the Township to close out the issued permits. No one can go into the building unless you have permission from the Board of Trustees. The maintenance crew is different. They are allowed in and out because they are covered under our workman's compensation insurance. We want to thank everyone for their patience during the process. We all look forward to seeing the refurbished auditorium. The Trustees have been discussing the possibility of sponsoring an event for the grand reopening of the building.

New Business: There were no matters that require a vote today as we were only discussing the restoration of Building C and the work schedule. So, with that being said, I will close the business portion of the meeting. All were in favor.

John Fay: As Mike said, the building is moving along and according to their schedule. They are about 2 1/2 weeks ahead of what they had planned so everything's looking good and I'm hoping that we are in there by the end of May. Also, just to let you know, if you see somebody who is walking in the common ground behind your property, they are hunters looking for deer horns to lure deer. The police advised us about this, and you are to call them if you see this happening.

Mike: There's something I want to read from Rich Bohan. He sent this message to the Trustees and wanted everyone to know that he has lymphoma Stage 3. This cancer can be cured, and he couldn't be here today because he was having a chemo treatment. He plans to be back and ready for the meet and greet and the Trustee dance and anything else that needs to be taken care of. He said the next time you see him; he'll be a little thinner and probably have a little less hair. He sends his love to everybody. We spoke to him today and he sounded good, and he was just finishing his treatment, so we'll keep him in our prayers and hope that everything goes well for him.

I'm going to open up the floor to the clubs and committees for any announcement.

Alice Patrizio: I just wanted to inform everyone that Terry Capezio passed away the day before yesterday. Also, anyone going to Woodlock Pines or people that know someone who is going, April 15th is the deadline to pay for your trip. I called Richie and I talked to him this morning and I just wanted to say that for the past year he's been the liaison for the woman's club, and he was wonderful. He helped us in any way he could. He was there every Friday to sign the activity sheets. He was really wonderful, and I hope and pray that everything goes well for him, and he'll be back soon with us.

Mike: I'm going to open up the floor to the membership.

Debbie Fazio: Hello everyone. I wanted to come tonight to speak about our upcoming Trustee Elections and, more specifically, about the right of each and every candidate to be heard by all residents during the duration of the campaign. There's basically four ways in which this information has been disseminated to us in the past - the Southwind book with the photo and a 250 word intro about yourself placed in one or two months before the election date and at a board meeting with speeches and are limited to 5 minutes of time with a possible limited number of questions and answers. Flyers that are written by the candidate and handed out by them usually with friends to help pass it around. Rallies are scheduled and organized by the candidate and our friends and are held in a residence's driveway and/or inside the person's home. The rallies are up to the individual candidate as to whether they would want to put forth that additional effort and cost. Many do because they haven't been given enough opportunity to expand on all their viewpoints that are in the Southwind or during the scheduled speech time at the meeting. In my opinion, the board should be in total support of giving the time and attention to the candidates and make it easy for them to share what their hopes are for the next three years. The residents deserve to hear it all. Let's make better use of our Southwind since it does go out to all 2,359 homes by allowing more than 250 words for each candidate. If there is not enough room in the book, will you consider removing for just one month possibly 2, the coloring page, the puzzle page, the fun and games, the joke section or even some monthly repetitive information that you can get from your previous books. Maybe we could even shorten the president's page and maybe if the clubs and other groups find it important enough, they may also be willing to just shorten their newsletter to make room for that one month to make room for some space that can be available for the candidates. This action by the board will affirm to all of us how much we value and respect what the candidates are saying, what they're expecting to accomplish, and what they stand for. Besides the Southwind, we should also give candidates more speaking time at our board meeting along with the ability to answer any and all questions as long as they're respectful to all parties. We are here because we want to hear what they have to say, and we want to know how they feel about certain matters pertaining to our wanting

to make better choices. You can hold a special meeting in the evening where residents come to listen and ask questions to the candidates only. This way all the people who are there are people who are interested. The amount of time depends on the number of candidates. This year we have 3 available positions and it's possible that all three trustees will seek re-election. Nobody knows yet, but these people are already known, and their three years of dedicated service is noted. Any new candidate would be required more time to speak on their own behalf. If some feel they don't need a lot of time or more words in the Southwind, they can choose to keep it short and simple but that's up to them. Each candidate has the option to have themselves heard and the voting residents the right to hear them despite what some may think, we don't just vote for our friends or people we know. We elect the candidate who we feel will make the best possible decision for all of us. One who speaks for the people. I strongly request that the board responds positively to this request and gives us the opportunity to make a more informed choice. When election time comes around, please note that by no means am I saying that the fun pages and the repetitive pages, the clubs, or group information or even the president's page is not important, but for just one month give the candidates the opportunity to share and allow us to make informed decisions.

Mike: Could you give me a copy of your requests so we can take a look at them and then maybe make some changes?

Bob Darwley: I have two questions. Who is our new insurance company?

Mike: It's still Philadelphia Insurance.

Bob Darwley: Are we going to sue the other insurance company?

Mike: No. Once you settle, you can't. If we had gone to court, then we would have and then what would happen was we would have received a monetary settlement for lawyer's fees and additional expenses. We didn't get to that point, and we settled out of court to get the money to do what we needed to do. Philadelphia is our insurance company right now and they are insuring this building and building B. There is a separate insurance policy on Building C and it's what they call builders insurance. That's why no one can go into that building. The only people that are covered in there are the people that are working in there. The contractors have to provide their own insurance on top of what we have.

Alice Luinenborg: I live on Buena Vista Drive. It is a bad road. There are bumps and holes and puddles. Do I ask you or do I go to Berkeley Township?

Mike: I guess you would have to ask me as a councilman. What I will do is I'll take a ride down there and then I can go to the Township and find out where your street is on the list for paving. They do have a list of when the roads are to be paved. I'm going to check with the town to find out where we sit with your road. There's only so many roads they do annually and that's because of the cost involved. I will find out where your street is on the list. Provide me with your email address so I can let you know.

Larry Puccio: I was reading in the paper the other day about the bus services that we offer. I saw how the prices have gone up drastically. Is that going to affect us or are we under contract for a while?

Mike: To be honest with you, they have not called us about the extension of the contract. We're going to keep running the bus the way it's running. When it comes time, my negotiator (Adrean) will be on the phone and hammer them. Bingo is going to be one of our first priorities to get back in the building. When we get back in, I want Larry to go in and test his equipment to make sure it's all working and we're up to snuff and we can you get the show on the road. We put a claim into the insurance company to compensate us for the loss of the bingo money, we received some funds, but it didn't cover all of it. It only covered part of our losses. The majority of the money that we have received is going back into the building. Once we get Bingo back, we can use the \$5000 a month that Bingo supplies the towards the bus service, but we have to build that up again.

Gail Sanzari: I have chaired the election committees for a few years. No one has ever come to me and asked for more time or had anything to say about what was going on with the election. Out of 2,356 homes, we have 800 people that vote. Let me say something more about what Debbie was speaking about. The reason why I canceled the mail-out ballots was because we lost \$8,000 one year, and \$10,000 the next year on postage. It was not working. I spoke to some people, and I asked, did you get your mail-in ballot? Some said, yes, but I threw it in the garbage.

Mike: I was on the phone with our attorney today and just found out that there's been some changes to the Radburn Act and also the way voting takes place, and they will be send it down to us. Even with the restraints that they put on us. We are falling right within the guidelines of how everything is supposed to be done, so it is working out really well for us. It's communities like ours that pushed it. We tried to get away from this mandate to have the ballots mailed out to everybody and the cost that was involved was about \$8,000 if it was sent out correctly and it's another \$7,000 if you make a mistake. It just keeps adding up and that's our money being wasted.

In my article I put some information in there about becoming a candidate and about taking part in the process. According to the government there is something called the Corporate Transparency Act that was enacted. The courts found it in favor of the homeowners' associations and that it would be a violation of our rights. They put it on hold, and we are waiting to hear what's going to happen. Basically, what the court said was that the Federal Government was actually being too invasive when it came to the smaller communities such as ours. They just grouped us in there. We will wait to see what happens but right now it's on hold for any candidates that are going to move forward and want to participate. When the time comes in January, you may have to file with the government under the Corporate Transparency Ac, but right now this is on hold, and it's may not be necessary.

Question: Can you vote electronically?

You can do electronic balloting, but the only thing with electronic balloting is that you need to know that there is no anonymity. If you want to request an electronic ballot you can get it, but you have to realize that you're giving up your privacy. I looked into this, and I talked to people to get some information about it. They said that if you send your ballot in by e-mail, you should have a third separate party that looks at them. That's why we have an attorney there to review everything.

Question: What is the work that is being done on Santiago and Orlando?

Mike: JCP&L and their conglomerate group replaced wires on the roads all the way down to the end by St. Max. They are doing the same on Santiago and then down Orlando. Supposedly, they are replacing all the lines. The original wires were laid in the ground in the 1970s.

They're going to be replacing them with better and newer wires. Transformers are supposed to be replaced too, but the utility company is not giving us an estimate of when they're going to get this work done or how extensive it will be.

Question: Is there another push by the Assembly and Senate regarding the 55+ communities?

I watched the Senate and Assembly committees all the time to see what's going on and to make sure that there's nothing that goes through. There are new bills that have been presented and they're going to keep trying every year, and we will keep an eye on it. If it comes out of the committee then we'll be doing petitions again. I'll be honest with you, we now have someone down there that has our best interest, and it is Senator Amato.

If you who know anyone who needs to renew their driver's license or vehicle registration and they can't get to motor vehicles because it's too far or it's too difficult for them to get out, Senator Amato is in the process now of getting a mobile DMV vehicle to come to our location. As soon as I get more information on that, I will get it out to everyone.

Anyone who is a veteran here can be brought by Uber over to the VA building. There's a new VA Facility which is slated to be open in July in Toms River and that's a real positive, for anything veteran related. Once the clinic opens up in Toms River it will be easier to get your medical needs.

Question: When will the new badging system be activated?

The girls worked really hard and did an excellent job in getting those bandages out. Right now, they are not activated. Missy is inputting all the badge numbers into the system. When we lock down the buildings, we'll advise you by email or robo call that the badge system is activated.

We are putting the tent back up the first week in April. We will be using the tent for gatherings and events. We're in the process of getting all the permits.

If there aren't any other questions, we will close the meeting.

I want to wish everyone a Happy Easter and a Happy St. Patrick's Day. Hopefully in April when we have our next meeting, I will be able to tell you when the building is going to open.