

HOLIDAY CITY SOUTH HOMEOWNERS MEETING APRIL 11, 2024

Welcome all to the homeowners meeting of April 11, 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, Fran Hurley, Linda Hendricks, Vince DeChiaro (absent), 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.

Those boxes of the COVID tests are free. They were dropped off by the Ocean County Department of Health, so if anyone wants one just grab one.

We will now move onto the monthly business portion of the meeting.

The current treasurer's financial report is: Operating Account \$889,568.42, Deferred building account is \$445,291.65 and the Reserve Account is \$765,519.39. A motion was made to accept the financial reports, and all were in favor.

The minutes from the last homeowners' meeting of 3/14/24 as printed in the Southwind were approved and a motion was made to accept them. All were in favor.

We will now move on to old business.

The restoration of the auditorium is underway, and we are way ahead of schedule, which is great. We are actually hoping to get back in the building very soon. Everything depends on when the inspectors from the Township come and inspect the building for approval as well as the engineers before they close up the building. I want to remind everybody that for the time being Building C will still be closed. We're on limited insurance so it's off limits to everybody, except the workmen. I want to thank everybody for their patience, and we look forward to using the building again.

Now as far as the legislative matters goes, the petition that is being passed around to be signed was introduced into Congress by Congressman Craig a Democrat from Minnesota. I read through the Bill (HR 7084), and I think it's an excellent Bill. What it means is that it would stop the government from taxing your Social Security benefits when you reach a certain limit. Right now, if you have income coming in from your IRA's or your pension and you tap into your Social Security we'll get bundled into one group and what ends up happening is they can take 85% of your Social Security. This is money that was we paid into years ago, so I suggest that you get online and read this Bill. It's a very good Bill as presented. There are nine people that have jumped on board and who are backing it. We're going to get the petitions to our Congressmen and to our Senators so they know that people are in favor of this this Bill.

I don't have anything else for old business.

New Business: I want I want to make sure that everybody received the Robo call and the email blast concerning the error in the Southwind regarding the closing date for submissions for candidates which is Friday, April 19 at 2:00pm. It was brought to my attention by one of our residents that there was a conflict between the March issue of the Southwind and the April issue of the Southwind with regard to these two issues. Upon review of the information, a robo call and an email were created explaining the circumstances and correcting the information to ensure a fair election process. The cutoff date for the Southwind to the publisher is the 15th of the month, so if you submit late, I did ask the publisher to extend the date for submission. This will mean that you might not get May's Southwind on the first of the month, or it may be a few days later. We are making every effort to get it in on time and get it out to everybody. Even with the explanation, it was necessary for one individual to insinuate the error was election interference and if that individual were to run, they would sue the association for the error. This is exactly what it was an error that was brought to the Board's attention, and it was corrected. I do apologize for that misunderstanding.

We had no matters requiring a vote today during our executive session and we went over some old matters and there was nothing new that came up in that meeting. I don't have any other business to be discussed so I'm going to call for a motion to close the business portion of the meeting. All were in favor of closing the meeting.

I'm going to open up the floor to the Trustees.

Adrian Corrigan: About a month ago we inspected the pump on our sprinkler system, and we were told that the pump is fine, but it turned out to be the piping and the sprinkler heads on the front lawn going from the road up to the brick wall. We're going to be getting bids on that and we are looking at a ballpark figure of maybe \$20,000 to \$30,000. It's something that has to be done. There are some areas that have 1/2-inch pipe other areas have 3/4-inch pipe. Whoever did this work did a "shoemaker job" and that's all I can tell you at this time.

The Trustees had planned to have a "Welcome Back" event in April, but the clubs are going to have different events that were already scheduled. The Social Club is having a dance for April 20th, the Woman's Club is going to have a Mother's Day Luncheon on May 3rd, and in June the 400 club is getting ready to have an event, so we are rescheduling the Welcome Back event.

Rich Bohan: Let me tell you what's bothering me. I'm very hurt. I get a lot of phone calls. I lay a lot in the recliner. There are people out there who are saying, what if Richie runs and he wins, is he going to make it? I'm going to live. I'm not dying. Let me tell you, stop being vicious. We're down here for one reason and I learned this by laying on that recliner. Life is so short. Stop fighting with each other. Stop making enemies with each other. There's a song in church that I love and it's "let there be peace" and let it begin with me.

Fran Hurley: Currently we are reorganizing the office staff. Many changes are being made and we will keep you up to date when everything is all settled. Everybody is learning different jobs.

To date we paid the contractors \$380,249. After we pass the inspections, we will pay the contractors the remaining balance. If it is approved the balance would be \$445,291.65.

Linda Hendricks: I just want to say hi to everybody. I haven't said anything in a long time and Richie encouraged me to come up with a few words tonight. I just want to say that this group of Trustees has brought out our personal intellect passions, insight, experiences, and resources to the boardroom. Some days are diamonds, and some days are stone. Personally, I feel not one person had to face and deal with the challenges that have come our way but I'm very honored to serve Holiday City South and be part of this Board of Trustees. Collectively, we are repairing major issues and there are many. We are a team that has always shared a common interest despite our problems. We all want a favorable outcome of completion and success and all of us have that goal and all of us share that goal together. I want to thank everybody for your patience. Thank you.

John Fay: I hope you vote. It's a necessary evil, but you get to pick who you want and for whatever position.

Mike Signorile: Usually these guys don't say much but it was interesting to hear what everybody had to say. This board is very unique and the interesting part is that when I handed out assignments at the beginning of the year generally what I have to end up doing is poke around and follow people to see if things are getting done correctly. I have been able to hand out assignments to this group of trustees and they go out and they do it. It saves me a lot of work and a lot of headaches. One of the things that I will say is that the person in charge of the clubs (Rich Bohan) has done a fabulous job. I haven't heard one complaint from the clubs this year, which is great, and I thank him for that.

We have an issue with Realtors. We are creating documents that we can walk them through and make it easier for people who want to move in here get everything they need. This will solve a lot of problems down the road. People can get their forms in, and it will eliminate a lot of issues with fines. We're looking forward to getting that done. We have the office staff being reorganized and put together by Fran which is extremely helpful. Adrian has a handle on the buildings and maintenance and visits all our contractual matters. Vince has the pool running smoothly and worked on the reserve study. John oversees the guard staff and the neighborhood watch program. That allows me to do the administrative work that is necessary to keep a balanced budget and clean audits.

Now I'd like to open up the floor to the clubs and the committees for any announcements they'd like to make.

Alice Patrizio: I have a couple of things I would like to say. Rich I'm glad to see you back. We love you. My question is when am I going to be in the auditorium or in the tent and when will we know?

Mike: It really depends on how long it takes for the Township inspectors and the engineers to get out and approve everything.

Tony Cimino: The Men's Club meeting is for April 25th, and it never got into Southwind calendar. Our trip to Peddler's Village in Pennsylvania is the 23rd at 10:00 AM. It was listed as 16th on the calendar.

Mike: What I'll do is I'll put I'll get a robo call about this.

I apologize for a lot of these errors that are coming up because we had a change in the office staff and things are a little messed up. We're hoping that in the next couple of months we'll be back to normal.

Mike DiRienzo: Mike this is regarding the movies. We could use a new microphone because the one we have doesn't pick up right for the movies and I don't know why. We now have an inflatable 25' diagonal movie screen capable of front or rear projection, a 4K compatible projector and a disc player for movies. We successfully tested all the equipment poolside and will test it in the tent once we receive approval to get the tent in the warm weather. We will show movies only on Saturday nights at sundown either in the tent or in the pool area. In the cool weather, we hope to show them in the completed auditorium. We'll find a way to announce this in advance, letting everyone know what movies we're going to show. If all goes well, we hope to show the first movie sometime in May. Movies will be free, and we can bring our own snacks. We have to see what types of movies people enjoy. Mike: This group came to me a couple of months ago and we were very interested in doing this. It was a good idea, and it would be something that everybody in the community can enjoy and the best part is it's free, which is nice. The committee is doing all the work.

Tom McGorty: The one thing I do want to mention that if you make any changes to your home and most of us know this, but for people who are new to the community, you may not be aware that if you are going to make any changes to the exterior of your home, you need to come in and speak to the Code Committee either on Mondays or Thursdays from 10am to 11am. Getting approval is not difficult as long as you are following the guidelines. You have to come in and get approval for any exterior work so that way it's in your file and no one can question any work you are doing.

Larry Puccio: We're working desperately to get Bingo back up again hopefully by June in the auditorium. There's some trouble with the machine as it has been sitting there for two years. We're going to try to fix it ourselves, if not, I have to get the guy out from where we bought the machine to come in. We're going to introduce another 50/50 that we hope will bring us more money. We're working on new games, and we hope to have that finished soon. As soon as we can get this all completed, we can bring the contract down to the Town which they said will take two to three weeks. Once it is processed through Trenton and through Newark, we'll be able to get back to Bingo. Mike: If you need anything from us, let us know.

Is there anyone else from the clubs or committees?

Gail Sanzari: If you want to run for a Trustee position and if you don't feel comfortable leaving your resume at the window, my number is in the book, and you can call me, and I'll be glad to come over and meet with you and take your application personally.

Mike: If you don't know Gail Sanzari is the Chairperson of our Election Committee.

I'm going to open up the floor now. We have one person on the list, Nancy Schaffner.

Nancy Schaffner: On Friday mornings, it is so noisy in here (Room 1) and it could be due to the fact that it has something to do with the acoustics in there. I have been to a couple of places where they have fabric panels in the room to reduce the noise. It might be something to consider.

Marian Petrosino: I've been on a lot of clubs and committees and my question is to Mike. There's a lot of chatter around again about bringing in a management company. Is that something that the trustees vote on or is that put out to the community where people will vote on that if you decide this is something you wanted to do.

Mike: I'll answer that question really quick. Right now, this board will never bring in a management company. Rumors are flying. With this board, it will not happen, but I'm not saying that it couldn't happen in the future. If it were to happen, by the Bylaws and by the governing documents, I believe it would have to be brought to the community for a vote. It's not something the board can just arbitrarily do.

Gail Sanzari: If you are going to run for a Trustee position, on Page 9 of the April Southwind you will see the form that needs to be filled out along with your resume and a picture, otherwise it's going to get delayed and then we can't be blamed for that.

Mike: If you are looking to run, please bring the papers in or call Gail and she'll pick them up.

I just want to say thank you to whoever created the new website. It's really nice to be able to access the newsletter and all that information on the Internet. It's great and I thank you.

Actually, we just switched publishers. We went to Senior Publishing who is located in Neptune. They do 7 of the 10 communities and they actually gave us a great deal. They do the delivery of the Southwind, and we are getting remuneration for it in the amount of \$1600 per month – the old publisher was paying us \$900 a month. Not only is the new publisher paying us more, he is us with many perks. They are going to print out the new homeowners' welcoming package for us and they're doing our website for free, which is really good. There are actually some other things we're going to be putting on the website. For instance, we're going to be putting information on the website about the code committee. People will be able to print out forms from the website. We actually were talking about having the payments being made on the website, but that's going to take a little finagling. We will have to pay for that so I have to look and see how much that would cost. It's a step in the right direction. [Our website is: hcsnj.org](http://hcsnj.org)

There is another website out there called Holiday City and this brings you to another person's website which has nothing to do with us. It's for another community so use the website noted above.

We have to thank all the girls in the office. They're really doing a great job and they're learning to do each other's job so that everybody in the office can interact with each other. It's working out very well. We did have some struggles in the beginning, and we are working through it. Those three girls in the office are working diligently to make it happen and we appreciate what they are doing.

Does anyone else have anything to say?

Yes. I just really have a comment and that is to let you guys know that the minutes from your last meeting that were posted in the Southwind were the best ever. They were detailed and they were accurate. I just want to say to whoever made that change and however it happened, I thank you. Great job.

Mike: We are working hard to use technology. Presently, we are using a laptop that records and actually types the conversations that are taking place. Linda saves the meeting conversation on her laptop and gives it to Doris. Doris transforms it into a document that can be printed. Doris figured this out using the technology in Microsoft Word and it works very well.

If no one has anything else, I make a motion to close the meeting.