
October Homeowners Meeting Minutes

HOLIDAY CITY SOUTH
HOMEOWNERS MEETING

OCTOBER 10, 2024

Present: Vince DeChiaro; Linda Hendricks; Fran Hurley

Vince: You could look up here and say where is everybody else? Well, there are some reasons. We have one vacancy and we have one person who is on vacation. We have two other trustees who have family issues so that leaves us with **Linda, Fran** and me. Since we do not have a quorum, we cannot vote on anything. Items that we would have voted on tonight will be voted on at the next meeting.

I do have a few announcements. The September and October minutes will appear in the November issue of the Southwind. Those minutes will be available by Thursday if you look at our website.

The first thing I would like to say is that this morning at 10:00, we tried something that we had done a long time ago and that is to open the trustee workshop to the public. It was done before, but the public could not ask questions. We now encourage the residents to address the board with any questions they may have and we will try to answer as best we can.

This morning's session was informative and I believe those who attended were satisfied. I was told that I spoke too long so tonight I will try to be brief.

After I read these announcements, I invite anyone who wishes to address the board and the residents to come forward. We will now have a five-minute time limit! First, **Larry Migliosi** has requested that we once again do the Toys for Tots collection boxes. We will put one box in building A and one box in building C. Please help this generous cause!

The second is that we put out some flyers that Walmart is doing an immunization clinic at Holiday City South on October the 17th between 10:00 AM and 2:00 PM. Flyers are available at the clubhouse office. I was just told that the flyers at the office have a second sheet that needs to be completed. This is a great program.

Anyone walking the property could see the seasonal decorations which **Nettie** and the decorating committee have done to beautify our clubhouse and property. Many thanks for your efforts. They will also be doing all the interior decorating for the Christmas and Hanukkah celebrations.

I would ask if the trustees had anything they would like to discuss. **Linda:** no thank you. **Fran:** no thank you. The other thing is if any of the club heads are here who would like to give some comments please be recognized.

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Jim Gibbons: Thank you. I am here representing the men's club tonight. I have two checks that the men's club would like to present to the association. I moved here in 2017 and we went to the orientation breakfast and one of the activities that really impressed me was the Thanksgiving dinner that this association holds every year. So that people who are here without family or by themselves can come down and have a meal with their fellow residents. The men's club would like to donate \$500 to subsidize this event. At the social club it was announced that **Nettie** would be heading the holiday decorating committee. We would like to donate \$500 to that worthwhile effort.

Vince: I thank you and please give our thanks to the members of the men's club. It is earmarked for something that everyone will see and will benefit from. The decorating committee does a fantastic job in giving this place more personality.

Thanks to the men's club, the social club and the Woman's club for all their efforts to bring enjoyment to our residents. I would like to recognize **Eleanor Walsh**, the new President of the Woman's club. The 400 club - we are glad to announce, is ongoing thanks to **Betty Higgins**. What we need to do is to preserve the clubs that we have and increase the membership.

We are trying to do things that are a little bit different to increase resident participation. As an example: the movie committee-**Mike DiRienzo**, I see him in the audience over here, he is the guy that really put together this whole movie night. We have had movie nights at the pool and movie nights in the tent. We are now going to have movies in the Auditorium. It is another vehicle to bring more people to use our facility. The movie group has close to 200 members signed up for the movie club. I applaud Mike and his committee who are working hard to make this a great community.

I have one other thing I want to say. For those who do not know who **Pat McIlleaine** is, she runs the bus for this community and is our eyes and ears for this important service! The bus operates on the generosity of the people that run bingo. **Larry Puccio**, would you please stand up. Bingo contributes heavily to paying for the community bus. Busing cost us about \$65,000 a year. Thank you, Larry and all his volunteers for their efforts.

We were closed for a year and a half with COVID then we had one good year and then we got stuck for two years when this place was closed. We lost a lot of people and a lot of friends, but we lost a lot of people who went to other clubs for their entertainment. We need to start to provide more entertainment to bring those people back to us.

I see on our list is **Donna Clause**: I have two quick questions, I'm curious what the procedure is for filling the vacancy on the board of trustees? I'm also reading on Facebook that Berkeley Township is instituting new garbage cans around and other communities are

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having people come in from the town to speak about that. I was wondering if we were doing that and my reason for that is - I remember they were doing that 100 years ago when my parents were here. There was some backlash because of the difficulty of the weight of those trash cans and people with mobility issues, so I just wanted to bring that up.

Vince: I will address the second question first. Come January the answer is yes, the town has yet to have a firm schedule for implementation. There will be 3 varied sizes available. You get one recycling can and you will get a garbage can, so you can pick any of the 3 sizes that you want. I am going to go into a meeting this month where I hope to get more information. The second part of the question was we have a vacancy on the board. We will fill that vacancy. So what the board is going to do is in the November issue of the Southwind we're going to put a call out to any prospective member of the community that would like to submit their paperwork for review by the board. At this point, we have six trustees who are working well together. We will review and select the best qualified candidate to fill that position.

Larry Puccio: OK good evening I am bingo Larry. Bingo is on Monday evenings and the doors are open at 5:00 and the games start at 6:30. We have two games; the last game is a \$400.00 game and we have 50/50's that run around \$250 or so. The first game is a \$300.00 and as pointed out before they have been paying upwards of \$60,000 a year for the bus (which is a requirement in our bylaws). So, if you get a chance come on out, we will welcome you. We have a kitchen that has hot dogs, grilled cheese, hero sandwiches, cheesecake, coffee and soda. And a very friendly and hard-working group of volunteers who do the cooking and what have you. So, if you get a chance, come on out at 5:00 when the doors open up. The game start at 6:30, so you really have to be here no later than 6:15 because that's when the numbers get put up for the first game. So come on out and support the community. You'll have a good time, who knows you might win \$300 or \$400.

Joanne O'Byrne: Good evening everyone. I'm sorry I have a little list but at the board meeting here and at the pool, but basically the board meeting here. I was going to say could we reconsider that we have to stand up? I don't mind saying Hi I'm Joanne O'Byrne, but I do not like that we have to say our addresses all the time. I noticed tonight nobody did. I'm very happy because I feel we have the paper and if we fill out our addresses, the secretary has our information. I feel sometimes giving out our addresses if someone's not with you or whatever, I don't it's right. I lived in a condominium association before and we didn't have our parking lot numbers saying you were on level 2-3 or whatever. So we really don't need to give our name and addresses for nothing further. We can believe that now, you know when you went to the meeting which supposed to check to make sure -number one that everybody is a resident here. Once we do that than we do not need the address.

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Vince: The pool is different, there we ask people to print their names. They don't print their names they scribble it and you can't read it. There are times when we find that the address that somebody puts down doesn't match the address on the badge. So it gives the people in the office another opportunity to verify who's there- in the event that someone were to fall and have a liability claim. So as far as that goes, who knows what's going to happen at the pool next year. By then our glorious badge system might even be operational. **Joanne:** That was the next item on my list since we paid thousands and thousands of dollars for it. I remember what Terry told me years ago: I can't learn it, I don't have the time. It's like we just can't get it going with our new people at the helm here. With you, I would think the manufacturers were supposed to send someone out and teach them how to implement it and get it going. I'm sure they could be arranged again and have someone come out and educate people on how to get that going. **Vince:** you know what I will just give you a very brief explanation. Some of the input on that got put by the wayside because there were other things that turned up. There are items that had not been addressed that needed closer attention. So I am hoping that by year's end that the system is operational. **Joanne:** I am hoping that again. It is great - it has only been two boards and you are all going to do a fantastic job. **Vince:** Well thank you. The system is now 3 1/2 years old. I said it this morning at the meeting, half the people that had their pictures taken have already passed or moved. **Joanne:** Right and that should be amended because I remember someone earlier on said I do not want my picture that large. Do you notice that some people's pictures are a thumbnail? How can the people recognize that? When you look at the badge, you look at the small picture. I am half blind, I cannot read it. Why would you put something that small in a senior community where everybody else uses large print? You're supposed to use this for identification. By the way, that's my first issue. We are the owners of this community- right we own this. The lovely board is helping us and they do a magnificent, very hard unappreciated job. But I don't know, I lost my train of thought in the minutes. But I just feel that sometimes - and I only have this list because it's been on my mind for 2 years since we reopened. So, the other thing is, I don't think it's fair. I think 2 minutes is an insult. We have items that have to be addressed. You should have enough times - 5 minutes, just give me 5 minutes. It's now 5 minutes. How are we doing within the changes you've made already? I'm so happy to see that because you're new and you're open. I think it's great, it's wonderful. Someone pointed out that there was not a budget item. It was not me, but someone very sharp looked over the budget and said where is the money from the bingo? Because it has been in existence for a few months, so we didn't know where that money was on that budget. **Joanne:** I understand very well what the line item is and where the line that the budget is structured. I do not want to go into it, but the budget is structured for accounting purposes.

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Howie Joyce: Good evening everyone. How are you doing? As we just said, I do not have to give you my address. I know how important it is. My point is that you took the bull by the horns and addressed the very serious issue that we've all had. It was spreading like the world today-misinformation and bad information. So again, from my heart to you, I say thank you my friend you had the courage to do that. The other thing I would like to say is that we have the 400 club. We went and we had a fun time. I have been playing with it is just a great club. I'm very glad to hear that Betty is going to continue making sure those are run everything. It's a fabulous deal, it's a good night out at the restaurant at the Clarion and you're going to choose the Winchesters and you've got a good crowd. When this thing originated, it was 400 people. I'm telling you though for the dollar, you can't beat it. It's a great deal, thank you. The other one is - I've asked **John Fay** to please stand up and be recognized for his efforts with the 400 club and his time as a trustee for this association.

John Fay: I'm John Fay. I want to thank the board and the audience here who gave me a nice clapping and I appreciate what you said. Walk through 10 years with the 400 club and what not, but one topic to me that's very important that's a management company. **Linda** I've got to thank you for your honesty and what you said last month about it being a management company and that she believes that we should probably get. **Linda:** John wait a minute- you are misquoting me. I said that we reached out to 2 management companies. We needed direction, we were floundering. If you saw the cover of the October Southwind, we announced our new management team. We are sitting up here and we are going to do our job. **John Fay:** Alright I hope it is true. The evidence that if 4 trustees can make a management company come in here, I think we should take away that right. We must do it by an amendment, to the declarations. It would take the trustees to write up this amendment. Put it down to the people for 2 months and then have a vote on it. If another group of trustees were to come in and fold them, while they change the way it's run and bringing the management company. It's not good, then any other groups coming in 5-10 years down the line they have instituted alongside the trustee. Up here they are against the management company, prove it. Get the amendment that they ordered for the declarations and let them send it out. Let the people decide if they want a management company or the right to bring the management company or they want to leave it up to 4 trustees.

Linda: John there's 4 trustees. You'll only get up to 4 people that might want to bring in the management company. That's your call. You want that right now, to be able to vote on it. Alright does anybody here remember what happened to the telltale Holiday City Berkeley? They floundered horribly and you know what happened. We don't want a management company. You know that the State took over and how long would that take over for another two years? You know of course the Holiday City Berkeley - every month has to have someone from the State seeing their levels every day. \$3000 a month until the State

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decided they were going to cut you lose. So, it's to vote yes or no with the State decides that things are not being handled properly. You're not going to say and I'm going to give this defense now. What do you got to say "no more, finish up, go ahead". **John:** I appreciate you bringing the management company. They will charge each home about \$3000 a year (if not more) for each home. How do I know this? It's on paper all right. If you want to ask, you can just remove them. There was an article in the Readers Digest. I am well, I approved it more if you swap them out. Even when we're done, I'll give you one. As far as it goes, the average price for a management company (according to Readers Digest) is \$3500 a year to \$3500. Not \$600 like we're paying. Guys I'm sorry, it's not that you want to pay \$3000 a year, that's your call. I wouldn't have to worry thank God. But there are a lot of people out here that do have to worry. Some of them don't even have money for medicines and you want to nail them for \$3000 or \$2000? It's lower level charging because it's your decision. You people have control. Trustees we don't want one, we want to bring you an amendment. If you bring in the State like you talk about with Berkley, you're bringing the State for a year or 2 or 3 years, sooner or later we're going to strengthen the cost. A distinct management company in here. To get them out, to get your homes and lots of acreage that we have. They would be charging us to take care of it. Think about it guys, that's all I can say here. If you want to have the trustees, you want the amendment done. That's your problem. I'll tell you more and again, thank you for your prayers, thank you.

Vince: It is the Boards opinion that we do not need the services of a management company. Forget about what you hear and that is the only thing I am going to tell you. As far as I am concerned, when it comes to a management company the case is closed. Thank you, John, for your input. I have one other item to discuss regarding Elections. We do not need to spend our money to do elections with an outside law firm and an accounting firm. We believe we can go back to doing the elections ourselves.

Lorraine Kimball -Lumsden Court: With all due respect to John (he did give a lot of service and a lot of volunteer hours to our community), but he claims he doesn't believe everything he hears. Well I don't believe everything I read in Reader's Digest. I've never based my decisions on what I see in Readers Digest. The article he's talking about (I encourage every person here to stop and get one at the back of the room) is talking about HOA boards just like we have here. There is 1/2 paragraph that refers to a management company that LendingTree lenders is saying could cost you up to \$3500 a year. There are exorbitant amounts that people are paying and some people are losing their houses. There talking to that vendor and in their community. They never go get paid, so they are being fined and are getting additional fees. If you're not aware that "yeah I didn't pay my dues last year, that's your problem". If you then get charged \$5000 or whatever the fee is - that's it. This article is good, but it's talking about HOA's. I think what it's saying is we all need to be responsible for

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ourselves. We know what the fees are, we know what our dues are. We know all of that, so make sure you pay your bills on time so you don't incur the fees, additional fees on to your fines. Around the country we've been turning on the TV at night and look and hear the horror stories from some HOA's. There are some natural ways around the country that are wild. They are charging people money like you would not believe, parking , you cannot park in the garage etc. It is like any other business.

Vince: OK they are going to have some people and some HOA's where they do not have the best people on the board. They inherit something where they can financially be solved. So what do they do? They start bringing everybody in the association. We're going to charge you with this, we're going to charge you that. Thank goodness over the years the trustees have financially put this place in good stead. Our financials are better than other associations and the coalition and that gives us an edge. We're not hurting people with the dues. What you get for \$50.00 a month here, is a steal. I'll say that to some of the other associations. Look at the Heights, they just went from \$150 to \$189 and they added special assessment. Look nobody can make a change that significant or that quick if the floor wasn't signed. Tomorrow if we went to a management company, most of us will be out of office by the time they got on the ballot. So it's not going to happen. But you know what you listen to ,what you want to listen to, but nothing to do with management.

Lucille: I just want to thank you again for putting what I want to say in the Southwind. **Al** and **Linda Molinaro** are the ones that started that Thanksgiving dinner and they were the ones that did a great job. Please don't forget about them. Linda's gone, Al's still here- he's not well. Again, thank you for putting it in the Southwind that was very nice thank you.

Vince: So, if there are no other speakers I will call for a motion to adjourn. Motion made and seconded Meeting is adjourned.

NOTE: due to the excessive amount of redundancy, repetitive responses and consistent duplication of content the summaries are sufficient to make all positions clear.