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# November Homeowners Meeting Minutes

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**Vince:** We have the pleasure of having our Mayor John Baccochine, Councilman Mike Signorelli and Shawn Thomas (head of the Department of Public works) with us today. They're all here - the only thing that's missing are the robo cans. They're still on their way. I'm sure you're going to have questions tonight, but if you were to look online, they are on our website. You're going to find every conceivable question and answer you're going to have regarding how this robo system is going to work. It's a great system. I have mentioned to the mayor that I came from a municipality many years ago where we had one of the highest incidents of workers compensation that you could ever dream of. In going back, when we went to the robo cans, we saved \$471,000. Workers are not going to be let go, they're going to be moved to different positions within the department. That will save ultimately a lot of money for the municipality. That in and of itself is going to at least keep your taxes steady, if not reduce the amount of increase.

**The Mayor and Shawn Thomas addressed the audience regarding the robo can system. Please look in the Southwind for any questions you may have.**

**Vince:** Thank you Mayor, thank you Shawn and Mike for your time. Good luck on your next visit. The next portion of our meeting will be recorded and posted into the Southwind, and on the website (hcsnj.org).

**Debbie** will take the roll call. Adrian Corrigan-here, Linda Hendricks-here, Fran Hurley-here, Joe Bushey-here, Debbie Fazio and Vincent DeChiaro-here.

**Vince:** Last month when we met, we did not have a quorum. There was some October business we have to finish. We need to read into the record-the financial report for the month of October. Joe our treasurer, will read that and we'll need a motion to accept and 2nd for it to work.

**Joe:** Operating account \$220,500.01, deferred account \$138,088.44 and the total reserve is \$899,594.59.

**Vince:** I'll need a motion to accept - motion 2nd. All in favor "aye" passed. We need to have a motion to accept the October minutes. I would make a motion that we accept the October minutes as has been published. I need a motion on that. I'll make a motion. 2nd. All in favor "aye" passed. We now move to the November financial report and Joe will read that report off to you.

**Joe:** November's accounting is operating \$333,026.45, deferred account \$41,935.44 and the total reserve is \$899,594.59.

**Vince:** I would point out one thing, if anyone was listening between October and November there was a difference in the operating account and the deferred. There were 2 large expenses that were charged to the operating account that should have been charged to deferred (deferred means building C). We're now down to about \$38 or \$40,000, that's in excess of what we spent on rehabbing the building. So that difference was an accounting change-the operating account was charged incorrectly. Now we've moved it from operating to the deferred, so everything is in the right category.

I'd like to move on to new business. There are some things I want to go over very quickly. The turkey giveaway that we do annually, will be held at this club on November the 26th and pickup is between 12:00 and 2:00 PM. The 2nd would be **Debbie Fazio** is handling the annual Thanksgiving dinner. This dinner is put on for those people who don't have relatives or would be by themselves. It's been done every year and sponsored by the trustees. It was started by **Linda and Al Molinaro** many years ago and for the last couple of years **Rich Bohan** continued that tradition, which we will continue. That'll be Thanksgiving Day starting at 12:30 until 4:00 PM in the auditorium. I was at it last year and it was a really great day. I encourage you if you do know people who are going to be without family to suggest it. We will be selling tickets tomorrow in the auditorium and next week. The 3rd is that **Larry Miglosi** asked me to remind everyone that the Toys For Tots is going to start on November the 28th through December 10th. The boxes will be in the hallway of building C and building A. It's a very worthwhile cause. It is also in the Southwind. **Fran Hurley** is asking for anyone who is interested in joining a new election committee to contact her. You can contact her by calling, leave it at the office or you can send her an e-mail. I'm requesting the same in that anyone wishing to fill the vacancy that we have on the Board of Trustees to contact me. Send me an e-mail or leave a resume at the front office. We're going to go through all the resumes and the board will examine each and every one and make a decision. If you know of anyone interested, please tell them. I have 1 more announcement. On behalf of the Holiday City South family, I want to thank **Nettie Collins** and her staff of volunteers. When you walk around this place, I don't think it's ever looked as good as it does now. She had a lot of volunteers and it's a lot of hard work. Everything that she did this year is being stored away for the next year. Nettie is going to be doing the Christmas decorations and the wood shop people are going to be assisting with putting those things out on the lawn.

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Now to today's trustee meeting: we discussed a range of issues. When we first started a couple of months ago, we said we wanted to be more transparent. We wanted to give you a heads up on things that we're planning. Here are 3 items that were discussed today: 1st item is anybody who's gone into the conference/code room (at the end of the hallway in Building A) you might notice that you think you might be aboard a ship in a storm. It is that the floor is not level because that room was an outside patio. When they built the building on it, it was never leveled. It should have been addressed along time ago because it is a safety issue, (people have fallen in there). So far, we've had 2 contractors come out. The contractor would have to take everything out: the cabinet along the side of the room, redo, patch and paint. **Adrian Corrigan** had the idea that installing a heater-like an 8 foot wall heater along the outside wall would warm up the room. That is important, so you could go in there without wearing a winter coat. The cost is approximately about \$8800.00. It's not cheap but it really comes down to being a safety issue. I just wanted to let you know the board as a whole feels it's a good project and has approved it. The 2nd is the rehab of the tennis courts/pickleball courts. It was put in the budget, in the reserve account. For those that don't know what the reserve is- we set aside monies every month in a reserve account to take care of the items that have expired or their life expectancy is over. The tennis courts area safety issue. I first put it on the reserve back in 2021 and deferred it off until 2025. It needs to be done now because you can't play tennis or pickleball being its unsafe. That's one of our major amenities. The money is coming out of the reserve where we have \$900,000 and we'll have \$920,000 by the end of the year. That's how we pay for these amenities which keeps this as a 1st class club. Tennis courts will probably be at \$140 to \$150,000. Everything has to be ripped out. There was a 3rd one, but that involves resurfacing of the parking lot. Less than 6 years ago the parking lot was cosmetically redone. Instead of replacing the whole parking lot itself, the underlayment is secure (we don't have a lot of waves) but what you do have is like the tennis courts- cracks in the pavement. So when you see all those patches, the cost of replacing the parking lot was \$700,000. What we did (5 or 6 years ago) cost \$35 to \$38,000. Now would probably cost \$50 to \$51,000. When you see the cracks, they cut them out, they fill them, etc. And then it's good for 5 or 6 years. It is better than facing \$700,000 to put 4 inches of asphalt out there. Once again that was put into the reserve budget for 2024 actually, but we'll just deferred it off until 2025. It needs to be done, its more than cosmetic- you're preventing any further damage. So those are the items which you have to realize that money's been set aside and coming out of our monthly allowance. The buildings and grounds are in great shape. They are like us - the older we get the more money it takes to keep us healthy. The 1 thing that we have to do is that conference room, because of being a safety issue. It should have been done years ago, so we're gonna move ahead with it now. I think that's the last thing. I would like to invite anyone that wants to ask the board a question would come to the podium. I want to ask the trustees if the trustees have anything to contribute. Once they're finished then we'll go to the questions. **Adrian**-No nothing. I've been here since 7:30 this morning, I'm ready for bed its a long day. He's (Vince) gonna say enough for both of them.

**Debbie:** I want to thank Vincent for my new assignment. I'm just recently been assigned to be the club liaison. I hope I won't let you down or disappoint you. I want to mention that myself and **Carol Ann Bobowski** (who stepped up by my side) were responsible this year for organizing this year's Thanksgiving dinner at our clubhouse. Right now, we have about 40 people signed up. I'm hoping to have a little bit of fun besides good food. So, if anyone needs some company for Thanksgiving, we invite you to join us. I don't know if you noticed- there was a picture of the suggestion box in the Southwind. I asked to put that ad in because over the years people have said there's no point putting the suggestion in there- nobody looks at it. I have to tell you I've been looking at it, but when I first opened it (because I had this idea that we need to get your suggestions) there was 1 piece of paper in it and I think it was 2 years old. So you're right, people didn't look at it. As a matter of fact, I read it and I don't know if the person is still around or not, but I called to just say how sorry we were that we didn't address it. Some of the things that are in that letter were actually done, so we appreciated it. But I didn't hear back. I just want you to know that so if you put suggestions in there, we'll open it up at least a couple of times a week. We'll give credence to whatever your suggestions or your questions are. I give you my word. I asked if I could just mention about the HOPA forms. I had people say to me we have to fill out a form again or did I fill out a whole new form? You have to do it every 2 years. You'll see it in the Southwind now. It's really due for the year 2025, so you should fill it out as soon as possible. You need to have (I didn't know this) some kind of ID. They give you 3-4 suggestions of what you can hand in (license, passport etc.). You have to have it in by the first quarter of 2025, so you have to have it in by March of 2025. After that you get a notice, if you don't fill it out then you get fined. Just fill out the paper and hand it in. Finally, I want to add (because I had intentions of saying this) I want to add to what Vincent said so perfectly. This place has never looked so good and the decorations are inspiring, you smile everywhere you look. There's something with

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some kind of spirit and life to it and I personally want to thank **Nettie** and her volunteers for such a beautiful, beautiful job. I'm very excited to see what Christmas is going to look like. So thank you all very much.

**Joe:** First of all wish everybody a happy Thanksgiving. I'm now in charge of the activities here, so I've been given the task of getting the estimate for the shuffleboard mats and also the resurfacing of the tennis/pickleboard courts. We will definitely do our best to get 3 estimates and be diligent in dissecting what we're getting and what the costs are going to be. 1 last thing, we had some communication about the feasibility of doing the pickleball here in the auditorium over the winter. The board is still discussing it, nothing's been decided either way. I actually have intentions of going to see Holiday City West where they do it in the winter inside. To give us an idea how we can actually get done. OK so that's something else that we're talking about but nothing's been decided. Thank you.

**Linda Pauley:** Hi. I just want to refer back to my question from 2 months ago. I was asking the board if they would be willing to have an evening once a month for activities payments. I had asked to see if you could have 1 week a month to pay for activities instead of every Friday because there are people working. Then if it is in the evening they could come to pay for the activities. I was wondering what happened with my idea. Are they gonna change that idea or they not? I say once a month to have it like an evening-like 5 to 7 (like the second week of the month or something like that) instead of every Friday.

**Debbie:** I would think would be up to the clubs. I agree with what **Adrian** just said and I was thinking the same thing. We would have to discuss with the clubs because they have to take the time out of their schedule to come another day/another time in order to do that. I could see where it might be necessary because during the day people are working on a Friday. It might be necessary, but they also have phone numbers that you could call. If you can't be here to buy your tickets you can call the people that are in charge and they will accommodate you at another time. It's not the best I understand, you can't walk around and see everything that's going on but most of it's all in the book. Right now we can put it to them, we can tell them to think about it. It really comes down to them being able to get out and do it.

**Ken-118 Orlando Blvd:** Everybody thanked **Nettie** and I was going to do that. She does such a great job. I think the library could use a lot of celebration decorations too. **Rich Bohan** used to do a wonderful job. I will be glad to help with the library if you give us the stuff to do it with. We have such a beautiful library and it would be a shame not to have it decorated like we used to.

**Vince:** You can't prevent people from driving on them, it's not because they're running children living here under the age. No school bus will pick up the child in these developments.

**Ginny Demaeo:** I have a very simple question to ask the board. I know no one sitting at that table knew previously (the recall) that it was happening. I get that, but it's 2 months since and in July I specifically asked the attorneys what it would cost us to have this 2nd election. The attorney avoided my answer like I was the plague. I'd like to know now if you know what it costs was to have a 2nd election- having the same people elected to the board. The cost of the elections-you haven't built in the cost for the 1st election.

**Vince:** I will concentrate on the 2nd election. My best guesstimate (I believe I have every cost that was associated with it) is \$23,000. We had lawyers, we had accounting firms, we had additional costs and we had printing costs.

**Vince:** The 2nd election was a clean election, probably the cleanest one that we've had in years. But nobody on this board thinks that we should have to have attorneys run our elections. We never had an attorney certify an election. The election committee always certified it. That's why **Fran** is looking for volunteers to create a 2nd election committee. Now we'll have to get our information and keep it updated (through the efforts of a lot of people) and clarifying information that hasn't been updated for years. We're confident that we can run a good clean election with nothing more than volunteers.

**Gail Sanzari:** I would like to say something to all my fellow residents here. Our team ran a good clean election with the information that was provided to us. The problem was our absentee ballots always stayed here in the building, but certain people wanted them to be sent to the lawyer's office. We had never done that before and we didn't want to do it. That's why we refused to run the 2nd election. It was through the lawyer that we missed the information-he missed the information, not my team. I would like to say that we ran a good clean election. could be assured that 99% of the information we have for the elections is clean and updated. The next election we have we will do ourselves.

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**Celia:** My neighbor **Rose Camilla** couldn't make it here tonight. She asked me to find out why can't we have the meeting during the day?

**Vince:** I've been on the board 6 years and we went back and forth with this. 1st we had them in the afternoon, then we had them at night. 1 year we tried to split it—we would have a meeting at 2:00pm and then we would have to sit around until 6:00pm and have another. We always have the same arguments back and forth. Certain portions of the population will never come out at 6:00pm for a meeting. A lot of people work and the only time that they can come here is for a later meeting. So we're never going to come to a complete agreement on it. People say they don't want to go out at night for a 6pm meeting. But when it comes to going to the Social Club, they don't have any problem at all. If circumstances change, we can adjust to it.

**Nettie Collins:** 1st of all I resent that remark that we have no trouble going out to the Social Club at 6:00pm. We have a good time with the Social Club, everybody here does. I just have to say a few things—everybody compliments me on the decorations and they are nice, but I have a team. I have a lot of people that come—**Veronica** in the back sends out a call as to when we're going to do all of the decorations. People come out if they can make it, we have trustees come, we have **Lorraine** and her hubby. I have **Veronica** and **Helen**. Everybody comes on the days that they can make it. So when we send out a call, if you can make it come join us. We're gonna need help taking down these things and putting up Christmas. We're going to need a lot of help because we have some things that need to be straightened out and cleaned. They haven't been done in years. Right after Christmas it's New Years and we're going to have a big party so we want sparkling for New Years. So please if you can, come and help us we would really appreciate it. Thank you.

**Maggie:** Can you use any donations?

**Netti:** Yeah I can use donations. We did have some donations that were super, so if you have any donations send them up this way. So I don't have to keep hitting the trustees for money (I'm about to hit one of the other clubs for money). So if you can, then at least trustees don't have to give me a lot of money. I mean I won't have such a small budget. I need help for Christmas. Thank you.

**Jim Gibbons:** Good evening. I just wanted to mention the Men's club. Because of the holiday, our meeting has been moved till next Tuesday the 19th in December because of Christmas. We've moved it to the week before Christmas on Tuesday again on the 17th. Same place, same time right here. Thank you.

**Kathy:** Thank you. Some of you may have the same pickle I do. I currently use a 20 gallon can for my recycling and my garbage. I know we have guidelines on putting them behind some kind of fencing. Are you guys going to give us a window of opportunity to redo what I have? I can't fit this in my garage—I won't be able to put my car in if I do. I can't put it around the back of my house because my sidewalk isn't wide enough. Like when we get snow and it'll be out on the grass to go around this thing. So I do want to figure out how to store this on the side of my house by my driveway, so it's easy for me to roll out. It's gonna have to be worked out and redone because it's easy a foot, foot and a half. I do need to do like a measurement and hire somebody to come in and redo my corral. I know we have kind of rules to do that, to hide them. Are you guys going to give us time to figure that out and whatnot?

**Vince:** We have the code committee issue we have to readdress. Obviously, it's not going to happen right away. I think what the mayor said probably closer to the end of the 1st quarter. We'll ask the code committee once we know the measurements of the cans if they want to make any adjustments in the size of the enclosures outside. Is there anyone else who wasn't on the list that would like to be heard?

**Resident:** I just would like to thank the board for the new section, I believe you were calling it new business. It's awesome thank you so very much and it's so nice to see you all together tonight (we're missing one) but thank you. Yeah, to the board.

**Vince:** I would like to wish everyone a very happy Thanksgiving and we'll see you before the Christmas holidays. I would now entertain a motion to close the meeting and make that a 2nd.