

General Homeowners Meeting Minutes-7/21/22

Present- Rich M- Carol H- Jim A -Jim N- Dan C - Joanne G- Lou M

- Meeting called to Order at:7:00 pm-71 people in attendance.
- Flag Salute followed by a brief Moment of Silence. Silence all phones.

Rich McCall – Opening Comments

- Fran-is out on Short Term Medical Disability. We wish Fran well and look forward to her speedy return.
 - To ensure the high level of service Fran provides we will need to utilize a Temp Agency during her absence. The Board would like to thank Sue Anderson and Marianne McCall for volunteering their assistance in the office.
- Update on Power Surge Damage
 - Pool Motor.-New motor was installed July 15th.. Motor was replaced under Warranty.
 - Auditorium Rooftop HVAC Units .Both units were replaced on July 20th — they are up and running.
 - The Board approved the following Emergency expenditures due to the power surge.
 - Bahr & Sons Electrical invoice for \$506.47 Pool Motor – Emergency Service call & trouble shooting on July 1
 - Alpine air Invoice for \$180 for July 1 Service call for evaluation of Auditorium HVAC
 - Purchase of 2 new Trane 15 ton HVAC units Total Cost \$54,426. (Paid 1/2 to date)
 - Claims have been filed with JCP&L and our Insurance Company for these expenses and we are hopeful to be reimbursed for some if not all of these expenses.
- Director Election Nominations for the four Open Director Positions.
 - Please consider running or nominating another Owner in Statutory Good Standing.
 - Nominations and resumes must be received by the Election Committee Chairperson no later than August 5th.
 - Please contact Bill O’Brien at 917-217-4255 for additional forms or with questions.
- Election Prepaid Envelopes.
 - Please do not mail your quarterly dues in the return envelopes for the Director or the By-Laws/Declaration voting. The prepaid envelopes are addressed to the Election Committee and will not be opened until the Election Dates published. By placing your quarterly dues in these envelopes, it is likely your check will be late being received by the HOA Office, thus resulting in a late fee.

• Jim Netis

- Read the minutes from the last HOA meeting held on 6/9/22. Approved.
 - Presented an overview of the Proposed Amendments to the Holiday Heights Declaration and the importance of voting.
 - Reminded everyone to sign in for all activities for contact tracing.

Lou Mangerpan

- Declaration Amendments - Talking Points for each amendment with explanations of anticipated questions.

Jim Anderson

- Treasurer’s Report - June Month End Report

Carol Hudak

- Patience requested from Code Committee getting applications processed. Turnaround approx. 2 weeks-Do not go ahead without approval from HH Code and Berkeley Twp is checking for permits as well.
- Thanks to all the volunteers that made the June 25th Pool party a success.
- **Joanne Grzywinski**

- Pool-Re-opened on July 18th. Thank you for your patience during the closure.
- Courier Due Date-August 4th for the September Courier.
- Website-Reinforces everything announced or available on the site.

Dan Carney

- Landscaping Update-Landscaper replaced stone and mulch on the clubhouse grounds
- Grass-Follow procedures posted in Courier and all complaints must be in writing.
- Rich M-Polled the audience regarding rotating meetings between in person and zoom for best participation.
- The vote was 25 to rotate and 18 to remain in person. Will take under advisement for greatest effect.
- **Standing Committee Reports & Announcements-7:40 pm**
- Don - Wildwood Trip Sept 26-30th
- Lisa-thanked the Board for pool opening (Joanne)-St Jude Walk-Sept 25th - Be a part of it donate and volunteer.
- Bill-Mens Club-Blue claws game Aug 26th — \$30 w/food-Sept 10th-Pancake breakfast-\$8.00-Sept 18th - Mets game \$85-Food Drive July 29th — and can use food bins daily.
- Olga-Chorus-Aug 29th-Sing a long-Free. The 2nd Monday in Sept Chorus is back to rehearse for the Christmas show.
- Barbara-First aid auxiliary-July 30th Hot dogs at pool-August membership drive-Meet every 2nd Thursday of the month-Sept 24th Mum sale-Gift auction scheduled in May .
- George-HH Community Yard sale-Sept 24th in Parking lot-8-2-See details on flyers and at ticket sales.
- Marianne-Delivered 909 lbs of food in June. Please continue to donate.
- Lou - First aid squad needs volunteers Visit the first aid between 8-10 am-Training provided. 4 directors are volunteers.
- **Open Meeting to Homeowner Questions or Comments**
- Ron-people homebound-send reminder card to vote or pick up ballots-have procedures in place.-will take under advisement
- Karen-what happens if we don't get 2/3 vote (943) — will have to resend and get the support needed.
- Barbara-suggested each person talk to 5 people and spread the word. Post on Facebook ? Post on John Abella's site.
- Joe - will knock on doors delivering the Courier to help get the support-Thank you !
- Ron-Include a followup flyer in the Courier. _ Great idea !
- Rich-Asked for clarification and understanding of the revised voting amendment.
- **Please Turn Phones back on - Thank you for attending.**
- **Meeting adjourned at 8:17 pm**
- **Respectfully submitted - Jim Netis / Secretary.**
- **Next meetings-Special Amendment Zoom meetings - 7/28 and 8/9— Open Board meeting 8/11.**

