



BOARD MEETING SUMMARY...MAY 18, 2020

**In Attendance: Larry Saunders, Mike DeCicco, Joe Bruno, Neil Cavaleri
Robin Wetmore**

OFFICERS' REPORTS

President: Larry Saunders

One question was asked about the new rules for holiday decorations, flyers and political signage. First, I want to thank the ad hoc committee for their work and the serious manner they developed criteria to understand the feelings of all residents to continue to enjoy their particular holidays. As for political signage, there was never any rules, now we have guidelines to follow. For the most part, it is not to clutter our community with signs, one sign in the front shrub bed for thirty days prior to election day and two days after to take down. These rules will be on the ARC section of the website once passed next month.

Second, a big thanks goes to the tennis, tennis lite and pickleball groups for agreeing to a sharing of playing time and allotting community open time. The next step in the process will be to evaluate the condition of the courts and what type of surface will be conducive to the type of play. This will be happening over the next few weeks. However, we don't want to repair the courts this year just to resurface next year, it would be a waste of money. We will be seeking recommendations from experts. As for this year, the plan is to open the courts on Monday, May 25. We will be publishing the protocols that have to be followed, and the three groups will be contacting their members. Just to highlight some rules which are to keep our players safe and to try to prevent the spreading of the pandemic: single play only, washing hands and cleaning racquets, do not exchange balls, keeping social distancing and more.

As for bocce, a decision has not been made as yet. But if we take into consideration the rules for golf and tennis, single play and social distancing will be needed, which may make bocce very difficult this summer. However, if we do have bocce the start date will not be before the end of June or beginning of July. But we will see and keep teams informed.

This coming week, the Board will be setting guidelines for opening the clubhouse, based on what we think will be the guidelines by the Governor and what the board and Mgmt feel is necessary to keep this community as safe as possible. Just to give a preview, guests and children will be restricted from the clubhouse and all other outside amenities. Let me give you a reason to be overly cautious. These figures come from the Health Dept. and is specifically for Ocean County. For people 65 and over the confirmed cases are 30% of the total number in Ocean county, but for 65 and over the deaths are 79% of that number, a frightening statistic. Neil Cavaleri, our Board Secretary will highlight the importance of safety in an email blast this week. Most likely opening at the beginning will be limited, but we ask for your patience and understanding. Thank you.

Co-Vice President: Mike DeCicco

- The Governor's Executive Order #133 for golf allows only twosomes and 16 minute intervals. These rules results in our course operating at 35% capacity. In order to give as many golfers the opportunity to play the decision was to limit play to nine holes. With the exception of inclement weather, we are averaging 152 rounds per day. We are hoping to hear changes in some of these rules shortly.
- Some golf members are having difficulty securing tee times. In response to this we have temporarily disabled recurring tee time requests and are deferring league play. We recommend golfers should be flexible on days and times. Remember you can book yourself into an open slot once the tee sheet is published. Lastly if you are unable to play, please remove yourself from the tee sheet so that others may play.
- We do want to reinforce to all golfers to comply with the social distancing. We appreciate your caring for the safety of yourselves, your neighbors and the Billy Casper employees. We know these are unprecedented times and that the situation will evolve. Thank all of you for your patience and understanding. We will get through it.

Co-Vice President: Joe Bruno:

- We still have Performance Bonds regarding outstanding items which are Lennar's responsibility. Residents should send letters to Town officials for them to take action.
- There are two bills regarding collection of HOA fees which would put communities like ours in financial risk. Both our federal and state legislators should hear our opposition to both bills.
- July 7 is the date for the NJ Primary...mail in ballot.
- Vote by mail info: www.clerk.co.ocean.nj.us/frmElection
- 2020Census info: my2020census.gov...make sure you have submitted your census.
- There is a freeze on the distribution of Homestead Benefit Credits
- Township website for updates: www.twpoceannj.gov

Treasurer: Robin Wetmore

- **Funds Dispersed....\$568,273(\$200,000 placed in Operating from HOA fees)**
- **The association applied for a PPP loan and received \$200,500. This money is being used to cover 75% of our employee payroll and 25% utility payments. We are carefully tracking our expenditures in anticipation of Phase 2 of the process. Based on the information we currently have we expect that this PPP loan will be forgiven. Guidelines for Phase 2 will be clarified once June 30th application deadline has passed. We would like to thank Alicia Campbell and Lou Castelli, of the Finance committee for his expertise.**

Throughout the last two months the Board has been reviewing our financial health. We recognize on the income side, our HOA fees which are the biggest percentage of our income remains stable but other areas such as bar, golf and events have been severely impacted. On the expense side we have already stopped any new projects except needed repairs. Also, we undertook a line by line review of the budget to move funds from the HOA fees which normally go to the Capital Reserve to Operating. This action gives us flexibility if the need arises. Using those funds would be a last resort and we are confident with prudent management and no more pandemic situations we will be able to move those funds back into the Capital Reserves.

Secretary: Neil Cavaleri:

- **What was the process going forward for the dehumidifier and the two A/C units? The process we have is to advise the community of upcoming votes during board meetings. One of our residents advised the Board that we hire a balancer to exam the equipment before we spend any money. A team from Facilities (Mike, Tom and Joe) led this process with good results. After the results were presented to the board the decision was made based on the balancer's report and our internal team to repair the dehumidifier(5-0 vote), repair the HVAC unit above the kitchen (4-1 vote) and replace the HVAC unit above the ballroom (4-1 vote).**
- **I am not aware of anyone rendering equipment inoperable. What we recognize is the opportunity to introduce TPM (a preventive maintenance program protecting our equipment). We had our kick off meeting last week. We will be meeting to ensure the necessary process and review of new projects are improved, by possibly adding reviews at critical stages of the process.**

Manager's Report:

- Reviewed employee medical programs for our full time employees. Their contribution rate is 7% this year. The provider is Horizon.
- We will revisit the installation of a bar dishwasher, but until then we have bought additional glassware and will use the dishwasher in the kitchen.
- The air conditioning in the upstairs card rooms will be monitored but to assist, the windows and doors should be kept closed when a/c is on.

Upcoming Action Items

- Approval to submit for a vote to the membership to amend bylaws.(BOD)
- Approval amendment to Title III indicating use of political signs and holiday decorations. (Ad Hoc Holiday Comm., BOD)
- Motion to approve continuing health insurance for employees. (BOD)

Action Items

- Motion to renew the Taylor Management contract for three years (Board)
Year #1-\$79,790 Year #2-\$80,600 Year #3-\$81,400(Passed 5-0)

***Questions regarding the Board Agenda can be emailed to the Mgmt Office.**