



Senior Coalition of Berkeley Township
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February 6, 2025
Silver Ridge Park North HOA
MINUTES

Call to Order: The meeting was called to order by President Signorile at 10:05 a.m.

Pledge of Allegiance: All stood for the Pledge of Allegiance and a **Moment of Silence** for our military and first responders.

Thank you to our Host: Mike thanked Silver Ridge North HOA for hosting today's meeting.

Roll Call: Present: President Signorile, Vice President DeChiaro, Secretary/Treasurer Pakay, HC Carefree, HC South, Holiday Heights, SRP East, SRP North, SRP West, SRP Wester and Sonata Bay: **Absent:** HC Berkeley, HC West

Special Guest - Office of Senior Services: Mike reported that Maria LaFace from Senior Services was invited to attend today's meeting. She will be attending future meetings to bring beneficial information for our residents.

Special Guest – Councilwoman Sophia Gingrich: In Sophia's absence, Mike will briefly report on the \$2.8 million grant received by the township.

Acceptance of the Minutes

- The minutes of our January 5th meeting were distributed to all members prior to today's meeting. No additions or corrections were received. Hearing none, from the floor, motion to accept was made and seconded. Minutes stand as written.

President's Report: Mike Signorile

\$2.8 million grant:

- Received by Berkeley Township for repair of the 4 culvers and the lakes, with priority given to the lakes in Ward 4. The lake in HC Berkeley, which has the most problems will be the first.
- Heavy equipment will arrive in the early spring.

Feeding the Deer:

- An update was requested on the deer population reduction project:
 - Feeding the deer is the biggest reason for the problem since it increases multiple births.
 - Construction projects in neighboring areas force the deer to come into our neighborhoods.
 - The Animal and Game Wardens will be issuing fines for each feeding the deer offense. “Do Not Feed the Deer” signs have been posed throughout all of our neighborhoods.
 - A question/statement from the floor - It appears that Animal Control is of little assistance since the office closes at 4:00 and violators start feeding the deer at 4:01.
 - Karen Heck suggested that the office hours be staggered.
 - Take pictures with address, date and time and bring them to the Police Department.

COALITION UPDATE:

- We have been contacted by non-Berkeley HOAs who are interested in joining our Coalition. We will discuss this further if and when we get to that point.

PROPERTY TAX REFUND CHANGES:

- Arrangements have been made for a representative of the Department of the Treasury to make a presentation at our meeting on March 6th. The PTR and Anchor Programs forms are being combined on one form. (Sample sent prior to the meeting.)
- At the end of February residents will have the opportunity to complete this paperwork online,
- This year you will receive checks. In the future the plan is to send these funds directly to the township to apply to your taxes.
- Filing details are being worked out.
- You can contact Judi or Mike to make arrangements for Maureen, the manager for the Township Tax Collectors Office to come out to your communities and present the program to your residents. **But please wait to do so until after the presentation at our March 6th meeting.**

A2449 – BOARD OF TRUSTEE TRAINING – Update as of 2/6/25:

- 3-hours mandatory training will be required within six months of taking office.

- The training will cover the basic responsibilities of a trustees on what it takes to run an HOA. (fiduciary responsibility)
- An emphasis will be placed on confidentiality and conduct.
- CAI is assisting DCA in designing the course syllabus and has offered to oversee it.
- Additional continuing education beyond the 3 hours is not being considered. Reason: hard to get volunteers to serve on the board. However, it is highly recommended that HOAs require additional and ongoing education beyond the 3 hours.
- DCA can remove a trustee who is not willing to take the mandatory class.

A2450 – PROPERTY MANAGERS TRAINING:

- No Update to report

CORPORATE TRANSPARANCY ACT:

- CAI reported at its 2/4/25 Legislative Update seminar that the halt on reporting continues.
- It is not a problem if your HOA has already filed. Its only a matter of time that this legislation will pass.

THINK ENGERY PROGRAM:

- Last year, the solar farm project was completed on the landfill behind the Public Works building. Residents will be able to take advantage of the energy produced.
- Jim Kenny, from Think Energy, spoke at the January Township meeting to discuss how residents can sign up for the community solar project.
- Residents can visit thinkenergy.com/Berkeley and sign up. You will need your utility bill. You must be a JCPL customer. By signing up, you will get 20% off your electric bill for 20 years and will appear on your electric bill as a credit. You must be a JCPL customer.
- This program is accepting 500 residential homes and 500 low-to- moderate income homes. Rooftop panels are not required.
- Mike reported that rooftop solar panels can be dangerous. Firemen do not want to enter a house that is on fire, with fear of the heavy panels caving in.
- The program is free to enroll and participants can opt out at any time with no fees. If you move, as long as you are within Berkeley or a bordering town, you'll still receive the benefits.

- HC South was asked what the cost is to heat their pool with solar? The response was that the pool is heated with a separate water plumbing solar system that is low cost and low maintenance after the initial installation.
- SRACS for solar installation are paid back by the state. Summer SRACS are higher – more is paid directly to you. Electric you produce goes to JCPL, and they reduce your bill by the amount of electric you're your solar produces. You will always pay a delivery charge of approximately \$100 to \$300. HCS electric costs were \$35,000 a year before we installed LED lighting throughout the entire facility. It dropped the cost to approximately \$25,000/year. After HCS installed solar the cost dropped to approximately \$3,600 a year. The solar installation will be paid off in 2 more years and the financial benefit will increase exponentially. There are 4 more years of SRACS that will provide 2 years of clear profit and a plus on the cost of electricity.
- Is it possible to put a solar roof over the parking lots? Yes, but expensive.
 - Panels are guaranteed for 20 years.
 - Today's panels produce more electricity. They are better and lighter.
 - In seven (7) years HCS had to replace only 1 panel in a solar field of out 374. The company replaced it for free.
 - Easy Energy panels are on our buildings. The system has an electronic meter which alerts the solar company immediately if something is wrong.
 - Our pool is on a separate solar system. It cost \$14,000 the first time in 11 years when we needed to replace panels.
 - Pool water circulates through their panels and heats the pool water.

UTILITY BILLS:

- Mike reported that the 9th District is in the process of writing legislation placing a ceiling on increases imposed by utility companies.

Vice President's Report: Vince DeChiaro

- **Nothing to report**

Secretary/Treasurer's Report: Judi Pakay

January 31, 2025 Financial Report:

Opening Balance:	\$4,795.18
Interest Received:	\$.04
Deposits:	<u>\$ 0.00</u>
Total Revenue:	\$4,795.22

Expenses:

CAI 2025 Membership:\$ 320.00

State of NJ S/Report: \$ 33.00

January Expenses: \$ 353.00

Ending Balance: \$4,442.22

Having no additions or corrections, a motion was made and seconded to approve the financial report. The 2024 Year-End Financial Report is filed.

CAI MEMBERSHIP/LEADERSHIP:

- Judi reminded everyone that each President has one membership through the Coalition. For \$320.00 a year your entire board, up to 15 people, can have a membership, which would enable all members to attend all of the webinars and events. Example: CAI ADR Certification is \$250.00 for non-members. The next CAI Leadership course will be held on 3/19 and 3/20 in Freehold. Free to CAI members includes breakfast, lunch and all materials. Non-members pay.

ADR REPORT: Barbara Egner

- On Barbara's behalf, Judi reported there were no ADRs to report.

OPEN DISCUSSION:

Holiday City Berkeley:

- What is the process for getting rid of a trust? Mike's response: your governing documents layout the process to follow with your attorney's involvement.
- Mike reported while at a Firemen's dinner he was shown a stove. A mother brought her son to live with her. He cut a hole in the floor of the second bedroom. He piled the dirt in the room so no one would see it. He lined one wall of his home-made bunker with car batteries. He tapped into the gas line with flex pipe to heat the bunker. Then he ran a wire to the transformer in the front of the house. He also had a propane tank in the bunker.
 - House is now condemned and the son is in jail. The judge gave the owners 10 days to get out, but they are still living in their unsafe house.

Holiday City Carefree:

- Announced that they have a whole new board.
 - Judi reminded them to send her an updated roster.

Holiday Heights:

- Carol asked if any associations use Enumerate (the old Tops). They cannot figure out how to do mailings and letters through the program. The program is great, but support is poor. Credit Card payments posted on 2/1/25 show they were posted on a different day. Which makes it impossible to balance. We are

using 40-45% of its potential but we can't find anyone who has the expertise to use the other 60-55%. The self-help built in is difficult to understand. Too sophisticated for what we are accustomed to. All transactions are reversed. When we had our last election, we had to do mail merge. It took us 3 days to figure it out that we needed to launch a new level.

- Vince, HCS uses Enumerate and offered to help. He suggested that all of the HOAs using Enumerate pay for a combined class at which we can all learn together so we can help each other.

Silver Ridge Park West:

- When will the **robo cans** be rolling out? Mike's response: We recently received a grant for a new equipment. robo cans will most likely be rolled out. closer to Summer.
- **Speed Bumps:** they are not a possibility. Speed strips are a consideration but will require extensive DOT/PD studies.

Silver Ridge Park Westerly:

Animal Control:

- If you have evidence they will fine them. Time Stamp free app.

Financial Special Meeting on Tuesday:

- Our budget needs to be completed before April. We are required to do an assessment. We put it off for years.
 - The State requested an assessment to be done every 3 years. Some communities do sections at a time. So, when it is time to raise the taxes, the assessment has been completed.
 - You still get the freeze, but we don't know how it works.
 - Flipped homes have a higher assessment rate.
 - Permit closings notifies the tax assessors.

Sonata Bay:

- Webpage is under construction.

Tunnels to Towers:

- Planning has approved the plans for Veterans Village. We will notify you when groundbreaking will take place.

Miller Air Park:

- One of the largest private airports in NJ. The runway can handle a jumbo jet.
- Currently there is no place for crews and passengers to stay. We are looking to build an airport motel. This will bring commerce into the area.

HC Silverton Management:

- Fined by the Health Department for feeding deer.

Adjournment

Being no further business the meeting was adjourned at 11:15.

Respectfully submitted,

Judi Pakay

Secretary/Treasurer

:Jp

THERE WAS NO COALITION MEETING IN THE MONTH OF MARCH 2025. Jp