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**June 5, 2025, Coalition Meeting
Silver Ridge Park East
MINUTES**

Call to Order: The meeting was called at 10:07 by President Signorile.

Pledge of Allegiance and Moment of Silence: All stood for the Pledge of Allegiance and a moment of silence for those who made the ultimate sacrifice for our Nation.

Mike thanked the Board of Silver Ridge Park East for hosting our June Coalition meeting.

Roll Call – Judi Pakay

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

Approval of the May 1, 2025, Minutes: The minutes were distributed to all members of the Coalition via email prior to today's meeting. No additions or corrections were received via email or at the meeting. Motion to accept was made. Minutes stand as written.

Approval of May 2025 Financial Report: The report was distributed to all members of the Coalition via email prior to today's meeting, No additions or corrections were received via email or from the floor. Motion to accept was made. The Financial Report for May 2025 is filed.

GUEST SPEAKERS

Maria LaFace, Office of Senior Services

Older Americans Act:

- Maria thanked everyone for their involvement in getting the petitions signed. Maria took these petitions to Washington DC.
- Our efforts were successful. Our senior services will remain intact.

Provident Bank: 732-244-6482

- Two representatives from Provident Bank by the mini mall made a very informative presentation on Senior Financial Scams.
- Please contact them if you are interested in having them make a presentation at your HOA.

Mike thanked both of our guest speakers for presenting very informative information that will help our residents. The Executive Board is working towards getting speakers to attend our meeting to present information that we can share with our communities.

PRESIDENT'S REPORT – Mike Signorile

At our last Council meeting a 96-year-old legally blind resident came to request assistance. Both Mike and Sophia will assist her in enrolling her in programs through the Office of Senior Services.

Congressman Van Drew and our 9th District Legislators are working hard on legislation to reduce the cost of our energy.

Think Energy:

In order to combat the off the wall increases in our utilities the Mayor and the Council are working on assistance programs to reduce costs.

- Think Energy is for JCPL customers. The JCPL budget is taking money from you and giving it back through this program.
- The solar field is completely sold out. We are in the process of building another.
- It is worth a try. If we don't see changes, we will go to the electric company and dissolve the program.

New Jersey National Gas (NJNG)

- A briefing seminar will be held at Town Hall to discuss how we can save money on our gas utility. Coalition members will be invited to attend.
- Judi will send an email to the Presidents to ascertain what is the best days and if morning or afternoons work best for their executive board's attendance. The day with the most availability will be scheduled.
- After the initial seminar each community will have the opportunity for NJNG representatives to make a presentation at your HOA.

Age-Restriction:

- Mr. Karl Meth from Becker Law will be invited to speak at a future meeting. He will focus on bylaws and the 55+ age restriction.
- Mike spoke to Lauren, the Berkeley Township attorney. According to Lauren the changes do not affect the HOA bylaws. The judgement summary addresses the Ordinance that was introduced by the Township after the Kerico case. The judge ruled against the Township Ordinance only. Lauren advises that HOAs do not change their bylaws.
- Most HOAs must have a 2/3 vote to change their bylaws.

NJ Real ID:

- Senator Amato has worked with the Division of Motor Vehicles to increase appointments for the mobile unit.
- Effective June 17th the DMV mobile unit will be available every other Tuesdays.

ASCAP – Movie License:

Mike was asked to review the requirements for ASCAP licenses.

- For updated information on ASCAP licenses go to www.NewJersey.gov.
- Licenses are required to show movies and play music at the HOAs.
- Annual fees are based on needs.
- DJs must have an Event Insurance Certificate.
- The President is the responsible signatory.

A3894 - Fire Extinguisher Regulations:

- Signed into State law. Fire extinguishers are no longer required. However, Townships have the right to require fire extinguishers in their Township.

- Berkeley Township's Fire Marshall no longer requires fire extinguishers. He prefers that people get out of the house and call 9-1-1 rather than trying to use the extinguisher that is too heavy for most residents.

VICE PRESIDENTS REPORT – Vince DeChiaro:

- It is important that Board Members understand that they work for the residents of their community.
- It is just as important that Board Members take advantage of the Courses offered by CAI to learn how to run their associations.
- Each person here took an oath to work towards obtaining the best outcomes for their community and to maintain some level of stability.

SECRETARY/TREASURER REPORT – Judi Pakay

ADR:

- Barbara Egner has resigned as the ADR Coordinator.
- After our general meeting, the Executive Board met with the Presidents of the Associations and those currently serving as HOA Coordinators and Mediators to review the proposed changes in our ADR Mediation Program.

Open Discussion

Mulch Law:

- New regulations in New Jersey require that mulch be kept at least 18 inches away from combustible building materials to prevent fire hazards, effective April 15, 2025.
- The New Jersey Department of Community Affairs has implemented new fire code regulations regarding the use of mulch around buildings. These regulations are designed to reduce the risk of fires caused by combustible mulch, which can ignite and spread quickly, leading to significant property damage and safety hazards.
- This does not apply to residential homes. Although CAI suggests that non-combustible mulch or river rock be used.

Mowing Services to the Residents:

- A brief discussion about mowing services offered by the communities took place.

- Some of the rules discussed: mowing every 10 days, no mowing in the rain and common ground mowing.

PAS-1:

- Residents will receive a letter as to when checks or direct deposits.
- Future payments will all be by direct deposit. But that is one-two years out.

A brief meeting to discuss the new ADR procedures followed.

Being no further business the meeting was adjourned at 12:15.

Respectfully submitted,

Judi Pakay

Secretary/Treasurer

Approved at the 9/4/2025 Coalition meeting.