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**Senior Coalition of Berkeley Township  
Meeting of November 6, 2025  
MINUTES**

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

**Pledge of Allegiance / Moment of Silence:** All stood for the Pledge of Allegiance and a moment of silence for our veterans and first responders who made the ultimate sacrifice and those currently serving. President Signorile also asked everyone to remember and pray for Wayne Scragg, one of our members, who recently passed away while attending the CAI Expo in October.

**Thank You to our Hosting HOA:** President Signorile thanked Holiday City South for hosting today's meeting and the wonderful assortment of refreshments.

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

**Acceptance of the Minutes of October 2, 2025– Judi Pakay:**

The minutes of the October 2, 2025, meeting were sent to all members of the Coalition prior to today's meeting. One correction was made: Holiday Heights was in attendance but not listed. Correction was made. There were no other additions or corrections from the floor, motion to accept was made and seconded. All agreed. The Minutes stand as read.

**Acceptance of the Financial Report – Judi Pakay:**

Opening Balance as of October 1, 2025	\$4,287.91
Revenue Generated	\$
Interest Earned	\$ .03
Expenses Disbursed	\$ 281.25
Closing Balance as of October 31, 2025	\$4,006.96

The Financial Report was presented. There was no additions or correction, motion made from the floor. Motion was made and seconded to accept. All agreed. The October Financial Report is filed.

**Guest Speaker - Senior Helpers – Gerry Gavin**

930 Route 88, Brick, NJ 08734  
609-752-4179

- Mr. Gaven serves on the Senior Advisory Council which provides him an opportunity to see what's happening on the county level with money and the needs of our communities.

- FlexHome is a community concierge program. There are over 300 Senior Helpers location. Hire only caregivers trained in specialized care. Owned by Deborah Health Care Systems.
- Five Key Outcome Areas: Safety Risks, Medical Condition Monitoring, Independence, Quality of Life, and Caregiver Support.
- FlexHome provides service solutions that allows seniors to remain in their homes; serves clients that do not need or cannot afford multiple hours of care per week through customizable services in short visits.
- Services are tailored to the clients' needs. No minimum hours required. Services range from 15 minutes to overnight, 24-hour care, to live-in care.
- A caregiver will support a neighborhood or community by visiting multiple clients during the day.
- Services provided: medication reminders, light housekeeping, meal prep and clean up, grocery shopping/errands, dressing/grooming, bathing and hygiene assistance, wellness check, transportation to appointments. Assistance during recovery. Supplement care to family caregiving.
- GUIDE Program: Medicare funding services. Long Term Care Insurance.
- Veteran Assistance; aid and attendance program. VA Home Care Program Provider.
- Alzheimer's Association Grant funding.
- No long-term contracts. Immediate care available.
- Additional services: Assist with safe discharge from hospital/rehab. Life Profile Assessment tools, Fall prevention, rehospitalization prevent program, support groups.
- Town Square innovative Adult Day Care for Alzheimer's and Dementia seniors.
- Evermore Lifestyle Solutions for residents who care for, or who have family members with developmental disabilities services.
- Support Groups; Memory care, hearing/vision caregiver support, hospice/palliative care, legal services, nutrition, senior housing, long term care, medical services: state, county municipal assistance, educational programs and more.

For more information or to invite Gerry to speak at one of your homeowner meetings he can be contacted at 609-752-4179 or at [ggavin@seniorhelpers.com](mailto:ggavin@seniorhelpers.com)

### **President's Report – Mike Signorile**

#### **CAI online Leadership Course for Community Leaders:**

- Mike reported that he took the free 3-hour on-line course offered to CAI members. It was enlightening; a very basic foundation without enough details required for trustee/directors to run their association and maintain their responsibilities. There is a short quiz after each section. Mike recommends taking the course and once the OC College course is available take that one as well. These will be a much more detailed and adult community focused program. Judi took the course as well and has the same opinion.
- At this point legislation does not require trustee/directors to take any courses, but legislation has been introduced several times. Sooner or later, it will be required.
- This course is available to non-CAI members at a cost of \$50.
- Once passed into law, you will have 18 months to complete the course.

## **OCC Adult Community Leadership Program**

- A meeting has been arranged for December 3, 2025, at 10:00 between Dr. Monaco, President, OCC, our Executive Board and Dave Trethway, to discuss topics for the Adult Community Leadership Program.
- Our goal is to recommend courses that are necessary to run the association. Such as how to prepare and implement a budget for the different accounts, legislative laws etc.
- It should not be just one person knowing how to do the many responsibilities of a board, but everyone should have a working knowledge of the mechanics of each responsibility.
- It was suggested that we think about a mini class for those interested in becoming a trustee/director. Judi reminded everyone that there is quite a bit of information on our website which was provided by CAI, HOA Manager and HOA Leader.

## **Veterans' Health Fair and Expo – Sponsored by Braven Health, the Veteran's Foundation of America and or 9<sup>th</sup> District:**

- It was a success; veterans who attended were able to receive screenings and information on veteran-entitled programs and enjoy lunch together.

## **9<sup>th</sup> District Ribbon Cutting – Saturday 10/4/2025:**

- 11:00 – 800 Atlantic City Blvd., Bayville. This event was well attended. It gave residents an opportunity to speak one-on-one with the 9<sup>th</sup> District Legislators, take a tour of the office and enjoy light refreshments.

## **Request Mayor Bacchione's Office re: HOA Contact Information:**

- The Mayor would like to schedule with each Association a date and time that he can meet with the residents of each community. At the request of the Mayor's Office, Judi sent out a request to each HOA requesting their 2026 scheduled HOA meeting dates and times, along with a contact person. Only three responses were received. If you have not sent that information to Judi please do so as soon as possible.

## **Vice President's Report – Vince DeChiaro Absent**

- Handout on Fiduciary Responsibilities was forwarded to all members via email.

## **Secretary/Treasurer's Report**

### **CAI Expo – October 16<sup>th</sup> 8:30 – 3:00**

- Great conference as usual. The education components on AI, Reserve Study and the legislative update were very informative. It is a shame that more of our members didn't attend.

## **CAI Membership:**

- We will be renewing our CAI membership in January. Each President will have one membership. If you are not going to use it, please give your slot to someone on your board that will.
- Also, we would like to open CAI membership to all of our membership. We need 10 people to cover the \$325 membership fee. If you are interested in being an individual member, please see Judi. Your membership will give you the opportunity to attend all virtual seminars, round tables as well as in-person events. One of the highlights of the year is the Blue Claws with BBQ buffet and adult beverages and the CAI Expo with free breakfast and lunch, several course and over 300 vendors.

- CAI membership has proven to be very valuable for education and networking.

## **ADR Update**

- Nothing new to report

## **Holiday Breakfast**

- December 4<sup>th</sup> – 10:00 – HC South – 10:00
- Secret Santa - \$10 Please do not put your name on the gift. You will receive ticket when you bring your gift. You will use that number for picking out your gift. Gifts should be unisex.
- Blue Collar will be catering our breakfast this year.

## **Updated Association Rosters:**

- When you have changes in who serves on your association board, please send an updated list to Judi. It is important that we keep our Rosters up to date.

## **Open Discussion**

### **Code of Conduct:**

- Mike presented an addendum to the Coalition Bylaws, creating a Code of Conduct policy to be adhered to by all members at our meetings and events.
- Judi received an email from Joe Bushy thanking her for keeping him posted and the accurate minutes from the meeting of the last meeting, but even though it was a waste of time and nothing got accomplished. He stated that's why he'll never attend another Coalition meeting. These actions is what prompted the Code of Conduct.
- Each Association will be given a paper ballot. You will be voting either yes or no: Should the presented Code of Conduct be included in the Senior Coalition of Berkeley Township's Bylaws? Vote is one per community cast by the highest-ranking officer present at today's meeting.
- After discussion the following vote was read by the Secretary:

Holiday City Berkeley: yes

Holiday City Carefree: yes

Holiday City South: yes

Holiday City West: Absent

Holiday Heights: yes

SRP East: yes

SRP North: yes

SRP West: yes

SRP Westerly: yes

Sonata Bay: yes

**Vote Tally: Yes: 9. No: 0.**

- Since the Holiday Breakfast is on December 4, 2025, President's will ratify the change in the bylaws at our January meeting.

## **Association Open Discussion**

**Question: Do homeowners have the right to receive a copy or review the financial records of the Association?** Answer: Yes, they may review the financial records, but that are not permitted to leave the HOA office with them. You must be careful that you are not infringing on an individual's personal privacy and Robert's Rules of Order.

**How do I exchange out a robo can?** Answer: Contact Public Works for instructions. The bar code on your robo can identify the robo cans associated with your address. They will exchange the robo can and the bar codes when they do your exchange. The first two robo cans are free. If you want additional cans you will pay for them.

### **Holiday City Berkeley:**

#### **Reserves:**

- **What threshold for spending, without a vote, does each of the Association have?** A healthy conversation took place. Thresholds were anywhere between \$7,500 and \$30,000. Others only require three (3) quotes.
- **If you have the money in the reserves, do you still need to get shareholders vote?** If the money is in the reserve study whether it's in the year denoted in the reserves or it's being moved ahead, you don't need to go to the association for approval. However, if the expenditures are outside of items noted in the reserves you need to go to your association.
- Your reserve study should be done every five years. President Signorile indicated that board members prior to him taking a position as a trustee had the foresight to see that there would be increases over the years. So they set a base allowable expenditure of \$20,000 by the board (without membership approval) with an increase yearly based on the consumer price index.

### **Deer Population:**

The deer population is out of control. Fran. our President contacted the state. She was told that there are only two communities where we could have a deer hunt. SRP North and HC Carefree. Mike: In our coalition we went all through the options years ago. Joe and I sat with the Captain and the State Game Warden years ago. We are very limited in what we can do based on the acreage. But now we have more woods. If you're interested the State will come and meet with the board members from both HC Carefree and SRP North to see how you can safely approach it

At the meeting we held there were more residents opposed to the hunt than there were for it. The hunt is very expensive. Due to the acreage, you can only have so many hunters in there at a time. It is only going to get worse when they start to develop along Bimini, all those animals are going to be pushed into the neighborhoods.

Best resolution, which people do not understand – stop feeding them. There are regulations against feeding the deer. Fines have been imposed. It still continues.

John Barone: VFW Post 6063 is hosting a complimentary Thanksgiving Day Dinner at Holiday Heights Clubhouse on Prince Charles Dr. Reservations are required. Time 1:00 – 3:00. Call Barbara at 732-267-9660 by 11/20. placed on our website.

### **Turkey Giveaways:**

Holiday Cit Carefree and Holiday City South on Monday 11/24 starting at 11:00. Fort de France Fire House will be distributing hot dinners Wednesday 11/26 starting at 1:00. Flyers were distributed to everyone and placed on our website.

**Berkeley Township Tree Lighting Festival:**

December 6, 2025 – Veterans Park

3:00 to 8:00 pm Tree Lighting at 5:00

Food Trucks, music, make your own s'mores, craft vendors and more.

Flyer was sent to all members via email and posted on the website.

**LLCs Buying Homes and Trusts:**

Are there any problems with LLCs purchasing homes in our communities?

- Some communities allow them to purchase if they post a \$5,000 or more bond. They sign a consent agreement agreeing that the house must be ready for the market and sold within 6 to 9 months. Others set a time period for the flip and sale of the home with fines being imposed should the requirements not be met.
- Others do not allow LLC to purchase in the LLCs name. It must be in the name of one of their Board members over the age of 55.
- You cannot stop a homeowner from establishing a Trust. You need to be careful with a Medicaid trust. It is my understanding the way the law reads is that an individual who is living in the home has to be 65 years old and have lived in the house for five years or they have to be on disability and live in the home for five years.

**Development Plans for Rt 37:**

- Although that is Toms River Township. However, I believe the next BT Planning Board meeting will be held on Wednesday, December 3<sup>rd</sup> at 6:00 pm. Hopefully I can get additional information regarding the development to take place on Rt 37 and how it will affect the residents of HC Berkeley.
- Currently the plans include a car dealership and apartments.
- Councilwoman Gingrich and Mike have been discussing these plans. Mike invited Sophia to be here today, but she is unable her husband is in the hospital.
- To make that a cul-de-sac would take an ordinance. Sophia will be making some proposals at a future Council meeting. I will keep you posted as these plans progress.
- A big part of the deer problem that we have is because of the new construction going on. As land and food become more scarce, the deer move into our area where it is quiet and more food availability.
- Mike talked about a 10-pointer buck sitting next to his car's drivers side. Split decisions need to be made when in that predicament. Joe Palmerson, Capt. LaRocca and I spent a lot of time working with State officials on how to solve our deer problem and at the time found there was no feasible answer.

Being no further business. We moved to adjournment at 11:15. Motion was made and seconded. All were in agreement. No opposition.

Respectfully submitted,

*Judi Pakay*

Secretary/Treasurer

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