

Sturbridge Lakes Association

c/o Mamco • 14000 Horizon Way, Suite 200 • Mt. Laurel, NJ 08054
Toll-Free Phone: 888-884-8490 • Fax: 856-234-5479 • www.mamcomgmt.com

NOTICE: THESE MINUTES HAVE NOT YET BEEN REVIEWED AND APPROVED BY THE BOARD OF TRUSTEES. DO NOT RELY ON THE ACCURACY OF THESE MINUTES UNTIL REVIEWED AND APPROVED AT THE NEXT MEETING.

STURBRIDGE LAKES ASSOCIATION, INC.

Virtual Board of Trustees Meeting

March 1, 2021

7:30 PM

Meeting Minutes

- I. Marianne called the Meeting to Order at 7:32PM
- II. Roll Call/ determine the meeting quorum has been met.

Members Present- Edward Ferruggia, Marianne twist, Debbie Palm, Robert Corson, William Mikolajczak.

Others Present-Kristine Clancy, Associa

Review Meeting Process/Etiquette - Community Member update of Board Work Session

Productive workshop as this is a month board meeting and in efforts to address all association business, we will be holding a brief public portion and each household will have a few minutes to speak. We are suggesting this to ensure we can get through all association business necessary. We want to remind you that you can always reach out to management or the board in between board meetings.

We will be holding a Special Election for the appointed seat from November 2020 to fill the one unexpired term through 12/2022. This is pursuant to the Radburn law that we must hold an election within 12 months following their appointment. A call for candidates mailing is being prepared. If you have any interest in becoming a board member, please return the necessary form. We will hold the election at the beginning of our May 5th board meeting.

- IV. 2021 Board reorganization

Nominations for the President- Debbie nominated Marianne Twist /Will seconded.

nominations for Vice President- Debbie nominated Will Mikolajczak /Bob seconded. Ed abstained.

nominations for Treasurer- Debbie nominated Bob Corson / Will seconded- Motion carried

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nominations for Secretary- Marianne nominated Debbie Palm/ Bob seconded. Motion carried.

Trustee- Ed Ferruggia

Marianne stated-I want to thank you for allowing me to take on this position. I am looking forward evolve as a board and community while continuing to educate myself in my new role. I am committed to serving and representing the membership best interests.

V. Review and approve minutes of February 2021 Board meeting- deferred minutes approval until the board can review the amended version.

VI. Public Portion-Limiting to 2 minutes per home.

Will resigned and rescinded at this time he is an active board member until the special election is held.

Communication platform and effectively communicate- question when the reopening of the facilities

Radburn law post to the website tomorrow

ARC resolution regarding the chair-investigated the situation- Marianne apologized to the individual. There is no lawsuit, there is nothing in writing to support that. Jaime is doing a great job with the ARC committee. We appreciate her efforts.

Certain new residents want to disregard the current rules/ bylaws are written to be enforced. Looking to consistent in enforcement. Clearly communicate on the requirement. The Voorhees township rule requires any tree must replace with another tree or plant in another location. Earth Day try to get creative.

Is there a Committee list-resident sent an email to get involved to volunteer?

Equally enforce the rules but plan to adopt a process to ensure full compliance

Playground/docks reopening

Marianne closed the public portion of the meeting.

VII. Committee Reports/Appointment of Committee members- ARC committee

Jaime submitted the current report to the board- no further discussion at this time.

Board focus is to improve the procedure and update the color chart

VIII. Financial Information

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Included in your board packet were the January finance reports. Review December 2020/January 2021 Financial Statements and January Arrears Report

Motion to approve the pending invoices- Debbie motioned, seconded by Bob. Motioned carried.

Discussed Accounting topics regarding Bank Accounts/Company Credit card for SLA purchases- Will suggested a company credit card- prepaid cards to consider. Custodian of the card would be the Trustees. Look at all options to consider.

IX. Discussion Items

1. Annual Lake management

Lowering Lakes (Mid-March)- Historically this is done by volunteers. what is the board's opinion on proceeding? We need to look at a professional service.

Lake Spray for algae blooms- mgmt. has requested an updated proposal from Solitude to perform this annual service. waiting on the proposal.

Fish stocking-board how do you wish to proceed this year. Outsourced this service and mgmt. is investigating previous options. Reserve item.

2. Opening SLA facilities-Basketball Courts, Playgrounds, Beach opening

There are many factors to consider when reopening the outdoor amenities- the board has discussed this at length and would like to begin to reopen while following the CDC guidelines. We are in the process of finalizing our plans to ensure your health and welfare are protected and we are mitigating legal risks and associated liabilities. We were successful last year in opening the lakes, and we will mirror those operating procedures, however the major underlying factor in opening any facility is that there is NO insurance coverage to protect the SLA against any virus lawsuits. This means, the SLA would have to fund solely for legal expenses to litigate, as this is an unknown this could have a financial impact on the association financial operations and may require an increase in dues or a special assessment. As an additional safeguard, our association attorneys suggested we require a signed waiver of liability for all owners and utilization of such amenities would be enter at your own risk. As you can understand this is not an easy decision considering all the factors and potential unknown.

Review levels of risk should be reviewed by the board to see what the board is willing to assume. Playground/ballfield with the rules and basketball is the most difficult since it is direct contact. It is at the board's discretion. The board is still preparing a reopening phased plan. Exercise caution. Signing a waiver to accompany the beach tag waiver. Proper signage will be added to each amenity location. Follow the CDC guidelines with the governor's order.

3. 2020 Annual audit engagement review/approval for certified public accountant, Robert Lynn

Marianne motioned to contract Robert Lynn to conduct the Annual audit and tax return filing for 2020 at a cost of \$2900.00. Bob Corson Seconded- motion carried.

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4. 2021 geese control contract-service agreement at a cost as follows- in the past we have contracted for these geese control services with USDA.

Bob motion to approve these services. Ed seconded. Motion carried.

Egg Treatment - \$1,000

Permit facilitation/Record Keeping – \$250.00 + \$100.00 permit fee

Removal of Resident Geese –\$3,000 for 100 bird’s additional birds @ \$35 per/bird-Only upon client’s request

Egg treatment registration with Usfws March 15

Egg treatment starts on or about April 1st and includes on-site visits ever 7-10 days until the end of May

Removal of geese done around end of June

If you want to do a removal you must renew your permit. We do this for \$250 plus permit fee of \$100

5. Review of new attorney options

Hill Wallack- Jonathan Katz retainer for general legal counsel-Comments made surrounding that he would be an asset to our community- specialist in HOA. Impressed by his presentation, a gave more information at one meeting then outside counsel.

Will Motioned to retain Hill Wallack as another legal counsel for future legal advice. Seconded by Marianne. Ed abstained. Motion carried.

Informational

- ☐ Candlewood is preparing the lake mgmt contract for 2021 operation season.

Bob advised that we should receive competitive bids for next year. We will resume our relationship with Candlewood for this year.

- ☐ Battery Hill park bench damage, township replacement on order

☐ Lowe’s noise complaints- Marianne contacted Lowe’s and spoke to the supervisor, they indicated the new sound system was installed and it would need to be adjusted to address the noise pollution to the adjacent homes.

- ☐ Deana is no longer the management representative, Kristine Clancy is the interim contact and Denise Cutrera remains available too.

- ☐ Board/mgmt investigating the adoption of an Advisory board/ Oversight committee-matter is being deferred.

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☐ Special Election being held to fill the unexpired board term through December 2022. A mailing will be sent out with the details.

☐ Community Communication Platform- the board is exploring
Town Square platform or one similar, which will be encouraging owner registration/participation.

6. Marianne Motioned to hold a special election by May 5th for the appointed seat.
Ed seconded. Motion carried.

Battery Hill roads are damaged in front of pump station. Permanent Repair- notify the MUA.

Marianne made a motion to adjournment at 8:42PM