



Senior Coalition of Berkeley Township

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Senior Coalition of Berkeley Township

Meeting Held on January 5, 2025

MINUTES

Call to Order: The meeting was called to order by President Signorile at 10:05. All stood for the **Pledge of Allegiance** and a **Moment of Silence** for active military and first responders.

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

Acceptance of the Minutes: The Minutes from our December Holiday Breakfast meeting were distributed to all members prior to the meeting. There were no additions or corrections prior to the meeting or at the meeting. Motion was made and seconded to accept the minutes. Minutes stand as written.

Acceptance of the Financial Report: The December Year End Financial Report was distributed prior to the meeting. There were no additions or corrections prior to the meeting or at the meeting. Motion was made and seconded to accept the Financial Report. Judi reported that the Financial Records were audited. No discrepancies were found. The Financial Report is filed.

PRESIDENT'S REPORT: Mike Signorile:

House Resolution 82:

- Titled "Social Security Fairness Act of 2023," was signed into law by President Biden on January 5, 2025, repealing the Windfall Elimination Provision and the Government Pension Offset, effective for benefits payable after December 2023.
- Now that previously affected federal annuitants will finally receive their full Social Security benefits. The Social Security Administration is still evaluating how to implement the act, so detailed information is unavailable at this time.
- If you have any questions regarding WEP/GPO repeal or the FAQ, please get in touch with NARFE Headquarters at **703-838-7760 (and press 2)** or email them at fedbenefits@narfe.org.

Property Tax Relief Program 2025:

- An invitation will be sent to each president of the HOAs to attend a special meeting at the Berkeley Township Town Hall at 10:00 on 1/16/25. This will be a two-hour zoom meeting explaining the changes that will be made to the processing of property tax relief and Anchor checks.
- This new process will streamline the paperwork and processing system.

Corporate Transparency Act:

- Currently CTA filing with the state is on hold.
- There is no problem if your trustees/directors already filed.

Office of Senior Services:

- It took a long time to obtain funding for the mobile units. Mike recently attended the dedication of two senior mobile units.
- These units will travel throughout Ocean County. Residents will be able to complete forms that are currently available at County Connections and the Office of Senior Services located in Town Hall.
- Details are currently being worked on. We are trying to collaborate with the Health Department to have vaccines available on the units.
- As soon as we have a schedule, we will let you know.

Berkeley Township 150-year anniversary:

- Mayor Bacchione and staff are planning several event celebrations that we hope everyone will attend.

AARP Tax Preparation:

- Tax volunteers will be available at Silver Ridge Park West, 145 Westbrook Dr. on Tuesdays starting in February from 10:00 until 3:00.
- Appointments are required. Call: 1-848-227-1216

VICE PRESIDENT REPORT: Vice DeChiaro**Property Tax Relief Program 2025:**

- Vince added to Mikes report that for some their rebate can be up to 50% of their taxes.

SECRETARY/TREASURER REPORT: Judi Pakay**2024 Year End Report:**

Opening Balance: \$3,846.78

December Deposits: \$1,960.00

Total Revenue: \$5,806.78

December Expenses: \$1,011.60

Ending Balance: \$4,795.18

- 2024 Audit is complete.
- Expenses to be paid in 2025:
 - CAI Membership
 - State of NJ Annual Report

OPEN DISCUSSIONS:**AARP Safe Driving: Bob Mattson**

- Bob has completed his AARP Safe Driving Certification.
- Any HOA interested in having him conduct a safe driving class at your Association should contact Bob directly.
- Course is done online and is \$20 or \$25.
- Most people completing the course have received reduced car insurance.
- One of the important topics: How do you handle it when you can't drive anymore.

New Attorney Announcement

- Bob from Holiday City West announced that they changed their attorney. They hired Karl Meth from Becker Law Offices. They find Karl to be very knowledgeable. They are very pleased with their decision to change.

Finding Volunteers: (VP Vince DeChiaro)

- Vince commented that we come to the Coalition and we see the same 40 people. We have 89 members. What does it take to get the other trustees to develop interest to sit in on these meetings?
 - It feels like no one cares.
 - Westerly: There is a constant turnover of board members. Many HOA professionals are not interested in the complexities. We have a hard time getting anyone to volunteer for anything. It's a lot of work without rewards.
 - Holiday Heights: We appointed a Director of Volunteers. She is in touch with the Committees and Clubs to hear their needs. Interviews of new homeowners are done while completing their packets. The volunteer program is explained (planting a seed). These interviews gave us six (6) new volunteers.
 - Carefree: People come on the board thinking they will make a difference. Unfortunately, they don't understand how change must comply with laws, governing documents, etc. You have no choice who comes on the board as long as they are "in good standing". Many come in with their personal agendas.
 - When a qualified person comes forward, you need to make room for them and show them their ideas are welcome. Volunteers need to grow in their positions and when ready encourage them to run for the board. Work around their schedules when possible.
 - Coalition meetings are meant to help each other to learn from one another. So are our HOA committees. Overall, the HOA is better.
 - New and old residents need to be reminded that without volunteers, dues may need to be raised and will keep us from having to hire a property management company.
 - Focus groups were suggested. They offer a place to hear diverse suggestions.
 - Although we all experience ups and downs we are all here to serve our communities and to make them a better place to live.
 - Each association agreed that they face difficulties in finding residents to volunteer for committees or the board. There was a healthy exchange of ideas.

CAI Membership: (Silver Ridge Park Westerly)

- Westerly asked how does their membership through the coalition work? Response: Each HOA President receives 1 membership slot in the coalition membership. It is the responsibility for the President to share information received.
- Judi recommended that associations should establish their own membership. The cost of \$320 covers 3-15 membership slots. All trustee listed under your membership would be able to attend all of the best practice workshops and events for free. Example: The Leadership Course in March: free to CAI members and \$200 for non-members.

Liability Insurance: (Holiday City Carefree)

- Warning! Our general liability went up 25% . Our last two claims were someone tripping and falling on another resident's sidewalk. The insurance companies charged the claims to the association. There were two attorney's working on each of these cases. Don't forget your deductibles.

HOA Newsletter: (Holiday Heights)

- Years ago, we exchanged our newsletters with each other. She asked if every association would do that again. Carol was reminded that newsletters for HOAs using Senior Publishing to print their newsletters can be found on the coalition website. SCofBT.org.

2/3 Vote: (Holiday Heights)

- HH had a difficult time getting a 2/3 vote passed. To remedy the problem they passed an amendment changing 2/3 to a majority vote.

Being no further business the meeting was adjourned at 11:45am.

Respectfully submitted,

Judi Pakay