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## SCofBT Meeting September 4, 2025 MINUTES

The meeting was called to order at 10:05 by President Mike Signorile. All stood for the Pledge of Allegiance and a moment of silence for the families of 9/11, our military and first responders.

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

### **Acceptance of the Minutes of June 5, 2025 – Judi Pakay**

- The Minutes were distributed to all members by email prior to today's meeting. No additions or corrections were received by email or from the floor. Therefore, the Minutes are accepted as read.

### **Acceptance of the Financial Report ending August 30, 2025 – Judi Pakay**

Opening Balance as of 7/1/25:	\$4,287.76
Revenue Generated	\$0
Interest Earned	\$ .12
Expenses Generated	\$0
Closing Balance as of 8/31/2025	\$4,287.88

- The Financial Report was distributed to all members by email prior to today's meeting. No additions or corrections were received by email or from the floor. Therefore, the Financial Report ending August 31, 2025, is filed.

**Guest Speaker: Dr. Pamela Monaco, President: Ocean County College:**

- Dr. Monaco gave a brief overview of her Curriculum Vitae and the history of the 61-year-old Ocean County College (OCC).
- OCC offers 2-year degree programs and 4-year degree programs through their affiliation with Kean University in nursing, dental hygiene, x-ray technology and much more.
- OCC offers free enrichment classes. “What is Religion” presented by General William Westmoreland. Dr. Monaco will send Judi the information once it is available.
- Dr. Monaco encouraged everyone to plan trips to the Robert J. Novins Planetarium. [Go.ocean.edu/planetarium](http://Go.ocean.edu/planetarium) or call 732-255-0343.
- The Arboretum (Old City Cemetery) is a botanical garden specifically for trees. It is maintained by the honor students.
- Grunin Center for the Arts is the home of music and drama degreeed programs. Grunin offers several events, open to the public, each year. Students in these programs perform in these events.
- OCC offers a Sports Program.
- Last year CPA students prepared income tax forms for individuals free of charge. History majors work with many of the historical societies in Ocean County.
- OCC is always looking for tutors and part-time instructors.

Dr. Monaco along with the Coalition Executive Board will be preparing an educational program, similar to the “Adult Community Leadership Certification Program” which was once offered at OCC. The newly designed program will provide and meet the state requirements for new HOA Board of Directors/Trustees. We will keep you informed as this program progresses.

- Being no questions for Dr. Monaco, Mike thanked her for coming to our meeting.

**President’s Report – Mike Signorile:**

**Owner Age-Restriction:** Mike and Karl Meth. Esq. from Becker Law had a conversation regarding Age Restrictions and our bylaws.

- The lawsuit does not imply that the association governing documents (bylaws/covenants and restrictions) are involved.

- The lawsuit was directed at the ordinance approved by Berkeley Township stating they would honor the age requirement as stated in the individual HOA bylaws.
- Deciding on a case-by-case basis is best. Family member to family member transfers should be honored on a case-by-case basis. Blood line transfers or assistance from family members are delicate and if the matter should go to court, you would most likely lose.

#### **NJNG Program – Think Energy:**

- This program cuts electric bills by purchasing electricity through the Township solar field. The solar field sold out quickly. The BT Council and Administration is considering a second much larger field that would benefit more residents.
- A flyer was distributed a few times to all Coalition members and a meeting was held with the Mayor and HOA trustees. The program was well received.

#### **Milling Schedule for Davenport and Dover Roads:**

The following schedule, provided by the Mayor’s Office, was distributed to all Coalition members:

- Wednesday – August 27<sup>th</sup>: Davenport Road – night work
- Thursday – August 28<sup>th</sup>: Davenport Road – night work
- Tuesday, September 2<sup>nd</sup>: Dover Road – night work
- Wednesday, September 3<sup>rd</sup>: Dover Road – night work
- Thursday, September 4<sup>th</sup>: Dover Road – night work

#### **Robo Cans:**

- Robo can deliveries are complete. It appears everyone is pleased with the new program.

#### **Solicitors:**

- See Do Not Knock Form attached

#### **CAI Legislative Updates - NJ:**

##### **Reserve Studies and Funding:**

- Legislation addresses new or update current reserve study and funding regulations in community association.

##### **Alternative Dispute Resolution:**

- Legislation introduced either to create an ombudsperson office or initiate dispute resolution practices by community associations.

##### **Board Member Education**

- CAI encourages board members to get education without state mandates.

- CAI recommends state legislatures work with CAI Legislative Action Committee to establish a minimum for all HOA board members.

Mike commented that each of these proposed pieces of legislation are beneficial to our HOAs. It is hard to get people to run for the Board, yet we need people to understand how to implement their fiduciary responsibilities especially when it comes to reserve studies, budget, elections, etc. The recommended education will be a big help especially to new directors/trustees.

#### **November meeting:**

- The Executive Board would like to move the November meeting to allow Judi to attend a special ceremony at the Arlington Cemetery on November 6<sup>th</sup>. Further discussion to continue at our October meeting.

#### **Are you over 65?**

- See the attached flyer on the PAS-1 form.
- **DEADLINE DATE FOR FILING: OCTOBER 31, 2025**

#### **September 11 Ceremony:**

- To be held at the American Legion at 12:00 noon.
- There will be a memorial service at Veterans Park at 6:00 pm.
- We all know people who were affected by 9/11.

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

- Next month I would like to have an open discussion on fiduciary responsibilities of board members.
- Vince requested that you bring questions so we have a productive dialog.

#### **Secretary's Report – Judi Pakay:**

##### **CAI Expo: Thursday, October 16, 2025, 8:00 – 3:00 pm**

- NJ Convention and Exposition Center, 97 Sunfield Avenue, Edison, NJ
- Get expert advice from the nearly 200 exhibitors
- Education Programs/Continuing Education credits
- Complimentary Breakfast and Lunch
- Free for CAI members
- Registration and additional information at: [www.cainj.org/conference-expo/](http://www.cainj.org/conference-expo/)
- Lots of giveaways and monetary drawings

### **ADR Update:**

- The entire program has been redesigned to provide better confidentiality and training. A power point presentation has been designed for training classes.
- New mediators shadow an experienced mediator prior to their providing mediation on their own. We found that two mediators at each mediation works well. We may consider for future mediations, providing two mediators rather than one.
- Both HOA Coordinators and Mediators sign a confidentiality agreement at the conclusion of the course.

### **New Business:**

#### **Coalition Bylaws Article 2 - Membership:**

1. All Coalition members shall be duly elected/appointed and voting Trustees or Directors of the Community they represent and must have taken office. Each Community may appoint up to four delegates if no Trustee or Directors are available. Appointed delegate must be past Trustees or past Directors of their Community. **Past Presidents of the Coalition will be honorary, Ex-Officio members effective December 2, 2005.**
- You cannot deny a past President who was duly elected to attend the Coalition meetings.
  - From time to time the Executive Board invites ward Council to attend our meetings, especially if an issue from their ward is on the agenda.

### **Open Discussion:**

**Pickle Ball:** HC Berkeley asked what rules, if any, do other associations have regarding use of their pickle ball courts? All allow residents to bring guests. Carefree has a hold harmless waiver in place that residents/guests sign before using the courts each season.

### **Elections:**

- The Radburn Act was put into place because of bylaw violations regarding elections.
- To ensure you are not violating Radburn or your bylaws, the best practice is to discuss timelines and procedures with your attorney.

- Radburn states that you must be a resident in good standing to run for office or to vote. If assessments are involved owner must be given time to bring their account up to date or to set up a payment plan.
- Follow state regulations and your governing documents.
- Governing documents and State legislation (such as the Radburn Act) will provide specifics regarding term limits and what you can and cannot do in elections.

**Vendor List:**

- SRP East is looking for recommendations on vendors to care for common grounds.

**Attorney List:**

- HC Carefree: Would like to have the names of the attorneys other HOAs are using. They are thinking of changing attorneys.

Our next meeting will be held at Silver Ridge Park Westerly at 10:00 am.

Being no further business the meeting was adjourned at 11:47 am.

Respectfully submitted,

*Judi Pakay*

Secretary/Treasurer

Attachments