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Senior Coalition of Berkeley Township
Thursday, February 5, 2026
MINUTES

Call to Order – President Signorile:

- The meeting was called to order at 10:00 by President Signorile

Pledge of Allegiance/Moment of Silence

- All stood for the Pledge of Allegiance and a moment of silence for all active military and our first responders.

Roll Call:

- Present: President Signorile VP De Chiero, Sec/Treasurer Pakay, HC Berkeley, HC Carefree HC South, HC West, SRP East, SRP North, SRP Westerly and Sonata Bay.
- Absent: SRP West

Acceptance of January 2026 Minutes – Judi Pakay

- The minutes of the January 8, 2026, were distributed to the membership prior to today's meeting. No additions or corrections were received via email or from the floor. Motion to accept and seconded were made. All were in favor,

Acceptance of the Financial Report – Judi Pakay:

Opening Balance as of 1/1/2026	\$4,682.16
Deposits	
Interest Earned	.04
Disbursements:	(\$ 373.00)
CAI Membership \$340.00	
State of NJ \$ 33.00	
Closing Balance as of 1/31/2026	\$4,309.20

\$260.00 deposited on 2/3/26 – last of membership checks. Being no additions or correction motion was made and seconded from the floor. All were in favor.

President's Report – Mike Signorile:

Presidents to sign Coalition Bylaw Change voted on 11/6/2025:

- Presidents were reminded to remain after the meeting to sign the bylaw changes.

Anchor/PTR Mtg BT 1/23/26

- Mayor Bacchione and the Tax Assessor held an informative meeting covering the changes that were made to the PAS1 process.
- There are not many changes, but those made will benefit our residents.

- The cover sheet containing a qr code was emailed to all Coalition members. The qr code will take you directly to the site where you can schedule an appointment with a speaker for your HOA.

Meeting with Workforce at OCC w/Dr. Konopka 1/21/26

- A brief zoom meeting to discuss our requirements was held between our Executive Board and Dr. Konopka from Work Force at OCC
- His team will start working on this project. It will take quite some time to complete,

Legislative Updates

A-3466: Sponsored by Assemblywoman Lopez (19th District)

- Requires associations of age-restricted common interest communities to permit dwelling owners to transfer property without regard to age of buyer.
- However, it does not change the age of occupancy as described in the Husing of Older Persons Act (HOPA).

S791: Sponsored by Robert Singer (30th District)

- Prohibits common interest communities from penalizing member who place unit into living, revocable trust fund or classifying placement as title transfer.
- Question was asked if owners can hand down their homes to a relative? Mike commented that when it comes to blood-line relatives you will lose every time if you deny the transfer.
- Mike suggested that we wait to take any action on these two pieces of legislation until these bills are out of Committee and he has discussion with Senator Amato and Assemblymen Rumpf and Myhre.
- Several disagreed with Mike's decision and feel we should start petitions now.
- Several members asked if they could set up a committee to watch the progress of the bills and report back to the board.

NJ Realtors – Reserve Study Video

CAI reported recent changes made to the Structural Reserve Integrity Law. The law, originally signed by Governor Murphy in early 2024, was changed due to practical concerns raised over how the law worked.

- The legislation includes 2 parts: Structural Integrity/Keep Buildings Safe and Reserve Funding/Ensure replacement funds are available
- Structural Integrity: Only required for associations with specific structural materials. Ex: Concrete and Structural Steel.
- Does not include stick-built structures such as single-family homes and townhouses.
- New law amends reserve section of S2760 only: The word “adequate was not clearly defined in S2760. Definition: 30-year projected funding plan that does not fall below a \$0 balance resulting in the need for a special assessment. \$0 balance is known as baseline funding.
- Required Funding Option Some reserve specialists resisted including baseline or zero threshold funding plan n the reserve study.
- New law mandates inclusion of baseline funding pan. Reserve specialist free to describe associated risk.
- New law makes clear that funding plans need not have fixed annual contribution. Contributions may escalate and may include other funding plans.
- 5-Year Funding Option: law allows associations for five years from effective date of law to fund in accordance with the reserve study, using any funding plan set forth, or

- For 5 years from law's effective date fund at 85% of any funding plan set forth, include baseline.
- When funding at 85%, Board disclosures: If 85% option is chosen then before budget adoption, notice to all owners in 20%-point bold font if opting for 85% option will cause reserve balance to fall below zero. Notice must also indicate resulting amount of predicted special assessment or loan.
- When funding at 85%, prior to the execution of a contract for the purchase of a residential unit, the SELLER shall provide the buyer a copy of the notice to unit owners in the association regarding the reserve funding.
- The availability of using the 85% funding method is effective from 8/21/25 – 8/21/30.
- The 85% funding method shall not be utilized by an association for more than five (5) fiscal years. Thereafter, zero baseline shall be the minimum funding plan.
- All associations must update their reserve study every five years.
- Funding at 85% likely result in higher future reserve contributions when next update to the study is done.

Community Connections Newsletter:

- Rick Deetz sold the Community Connections to Senior Publishing.
- The Newspaper was discontinued because it is not cost effective.
- The Executive Board will be meeting with Kevin immediately after today's meeting.

Silver Ridge Park West:

- The Clubhouse is closed due to a pipe burst. Their Board may be contacting us for assistance.

Snowstorm:

- Unfortunately, Meals on Wheels was unable to deliver food to the shut-ins
- Dialysis patients should register on the Emergency List with DPW. Emergency Priority List are the first to be plowed.
- Mike coordinated with Maria LaFace from the Office of Senior Services, Jim Sigurdson from Meals on Wheels and Mayor Bacchione to try and resolve this problem for future storms by having the participants in the Meals on Wheels Program receive a letter which will request permission to place their name and address on an emergency list. This would direct those streets where recipients live to have their streets placed on a priority list for plowing.
- HOAs should ask their contractors to clear driveways.
- When snow falls on the weekend and requires plowing, the Township pays double time to work through the night.
- The Township can make arrangements to deliver food ahead of the storm to those who need it. But we need to know who they are. The problem appears that many who are in need are embarrassed for their neighbors to see the Fulfill truck stop at their homes.
- Carol Hudak of Holiday Heights stated: check your Declarations regarding your responsibilities for snow removal. We can find fault with everyone but it is our responsibility to get people out of their homes. Many of our residents do not have the money to shovel out.

Vice President's Report – Vince DeChiaro

- Vince commented that only 9 coalition members were at the PAS-1 meeting held on 1/23/26. It is always the same people.
- Vince asked if anyone was disseminating the information provided at our coalition meetings back to the residents of our communities?
- We need a better avenue of communication that ensures residents are receiving the information.

Secretary/Treasurer Report – Judi Pakay

CAI Membership

- Renewal for 2026 filed and payment cleared the bank

AARP Tax Preparation

- Volunteers are available at SRP West. Must call asap near full capacity
- Linda Pisano, SRPN reported that all spots are filled

AARP Safe Driving Course

- AARP offers an on-line self-paced Safe Driving Course at aarp.com
- Discount certificate is given to those who successfully complete the course for an insurance discount

ADR Update

- Currently there are three (3) ADR request

Open Discussion:

LLCs:

- Silver Ridge Park East asked if an of the Associations allow LLCs to purchase in their communities.
- Various discussions took place as to how their Associations handle LLC purchases.

Snow Contractors:

- Holiday City Berkeley asked how many associations offer their residents snow removal, is it worth it and if they were satisfied with their contractors.
- Discussion among the Associations took place.
- Recommended to read your contracts for risk transfers passed on to the HOA.

Being no further business motion was made and seconded to Move to Adjournment. Meeting was adjourned at 11:05.

Respectfully submitted,

Judi Pakay

Secretary/Treasurer

Our next meeting will be held at Holiday City Carefree on Bananier at 10:00am on March 5, 2026. Please RSVP.