

# AGENDA

## LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, APRIL 2, 2025 at 1:00 PM WILLOW HALL

*Board Meetings are essential to running an Association, so keeping them as efficient and productive as possible is vital! The rules of Public Comment and Participation in the open portion of the Board meeting are as follows: Residents will be allowed a three-minute comment or question related to the topic on the agenda when it is being discussed or presented by the Board of Trustees. Everyone is to stay civil and use respectful language while avoiding personal attacks. There will be a maximum of two appearances at the podium.*

- PLEDGE OF ALLEGIANCE
- CALL TO ORDER
- ROLL CALL

**APPEARANCES:** Senator Carmen Amato and Assemblymen Brian Rymph and Gregory Myhre.

### **ITEMS TO BE VOTED ON:**

1. Motion to waive the reading of the minutes.
2. Motion to approve the March 5, 2025, minutes.
3. Motion to approve replacing up to ten (10) Cluster Mailboxes in-house for a cost not exceeding \$25,000.00. The funds to meet this expense will be provided by account #3230 - Capital Replacement/Common Buildings. The unaudited balance for this account as of 2/28/25 is \$574,844.70.
4. Motion to renew insurance coverage for LVW with Mitchell Insurance Services, Inc. for 2025-2026 for \$1,790,077.09, including purchasing four (4) additional ten million dollar property limits in coverage, increasing the deductible to \$25,000, and accepting a two-year rate endorsement agreement. The funds to meet this expense will be provided by account #8100 - Insurance Expense.
5. Motion to approve in-house siding painting in condos 98 and 99 for \$46,239.92. The funds to meet this expense will be provided by account #3000 - Deferred Maintenance/Siding Painting. The unaudited balance for this account as of 2/28/25 is \$98,594.86.
6. Motion to approve All County Exteriors to replace the gutters and leaders on the roofs being replaced this season for \$83,095.00. The funds to meet this expense will be provided by account #3270 - Capital Replacement/Roofs. The unaudited balance for this account as of 2/28/25 is \$697,809.80.
7. Motion to contract with All County Exteriors for the 2025 roofing labor for \$271,130.00. The funds to meet this expense will be provided by account #3270 - Capital Replacement/Roofs. The unaudited balance for this account as of 2/28/25 is \$697,809.80.

### **PRESENTATION OF REPORTS:**

#### **I. COMMITTEE REPORTS**

- Architectural Committee (Barbara Owens)
- Community Services Committee (Anne Niebergall)
- Finance Committee (Chuck Corvo)
- Administration Committee (Mary Rose McCarthy)
  - Election Committee - Approve new member
  - ADR Committee - Reappoint members

# AGENDA

## LVWA BOARD OF TRUSTEE MEETING WEDNESDAY, APRIL 2, 2025 at 1:00 PM WILLOW HALL

- |                                 |                  |
|---------------------------------|------------------|
| II. RECREATION REPORT           | (Mary Lighthipe) |
| III. COMMUNITY MANAGER'S REPORT | (Jim Snyder)     |
| IV. BOARD OF TRUSTEE'S REPORT   | (Ivan Gilbert)   |

### **UNFINISHED BUSINESS**

1. Reserve Study (Daniel Rush from FWH Associates)
2. Bulk TV (PowerPoint Presentation)
3. Mulch Law Notice
4. Landscaping Contract

### **NEW BUSINESS**

1. Bingo Equipment
2. Policy Variances
3. Swimming Pool Rules 2025

*The next open Board meeting will be held on Wednesday, May 7, 2025, at 1:00 p.m. in Willow Hall's auditorium.*

### • **ADJOURN OPEN MEETING**

### **RESIDENT COMMENTS/QUESTIONS PERIOD:**

- ★ Rules of Public Comment and Participation in the Open Forum are as follows;
  - In general, residents' questions and comments should be addressed to the interest of all residents. To resolve personal or maintenance issues, contact the Department Manager and, if necessary, the Community Manager.
  - The Open Forum is not a debating time or a time to cross-examine our neighbors serving as Trustees.
  - This is an opportunity for residents to be heard, but everyone must remain civil, use respectful language, and avoid personal attacks.
  - The Open Forum will be limited to one hour but may end sooner if only a few residents address the Board.
  - Residents may comment or ask a question and will be allowed three minutes. If necessary, the Board of Trustees will make a two-minute comment or answer, and the resident will be allowed a one-minute follow-up question.
  - Maximum two times at the podium.
  - If a resident cannot ask questions or comment in person, the Board may be emailed at [bot@lvwa.net](mailto:bot@lvwa.net). Emails will be reviewed at a Board of Trustees workshop meeting. Statements and opinions of village-wide significance will periodically be addressed at an Open Board of Trustee Meeting or in the Manager's Corner of the LVW News Magazine.

Board President Ivan Gilbert called the meeting to order at 7:00 PM, followed by the Pledge of Allegiance.

Roll Call:

PRESENT: Trustees:  
- President: Ivan Gilbert  
- Vice President: Al DAmato  
- Treasurer: Louis Maiocco  
- Secretary: Joyce Carmody  
- Assistant Treasurer: Steven Leslierandal  
- Trustee: Wayne Steinman  
- Assistant Secretary: Fay Weinstein  
  
Management Staff:  
- Community Manager: Jim Snyder  
- Accounting Administrator: Michelle Lampard

**ITEMS VOTED ON:** *(Continued in Community Manager's Report)*

J. Carmody moved to waive the reading of the minutes. W. Steinman seconded. A vote was called, and all were in favor. The motion carried.

F. Weinstein moved to approve the February 5, 2025, minutes. S. Leslierandal seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

S. Leslierandal moved to contract with Landmark Excavation and Site Work for the 2025 Road Paving Project for \$389,337.66. The funds to meet this expense will be provided by account #3290 – Capital Replacement/Roads. W. Steinman seconded. There was no discussion, and a vote was called.

L. Maiocco – Yes  
A.DAmato – No  
F. Weinstein – Yes  
S. Leslierandal – Yes  
W. Steinman – Yes  
J. Carmody – Yes  
I. Gilbert – Yes

The motion carried.

L. Maiocco moved to contract with an outside landscaping contractor for the 2025 lawn cutting and trimming at a cost not to exceed \$566,000.00. The operating budget will provide the funds to meet this expense. W. Steinman seconded. J. Snyder gave a PowerPoint presentation, and the audience had questions and comments. A vote was called.

J. Carmody – No  
L. Maiocco – Yes  
A.DAmato – Yes  
F. Weinstein – Yes  
S. Leslierandal – Yes  
W. Steinman – Yes  
I. Gilbert – Yes

The motion carried.

A.DAmato moved to approve the revisions to the Resolution relating to Election Procedures. F. Weinstein seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

W. Steinman moved to contract with MK Election Services LLC for the 2025-2026 Trustee Election for \$2,500.00. The funds to meet this expense will be provided by the operating budget. A.DAmato seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.

F. Weinstein moved to secure a six-month P.O. Box at the Lakehurst Post Office for \$250.00. The funds to meet this expense will be provided by the operating budget. There was no discussion, and a vote was called. All were in favor, and the motion carried.

## **PRESENTATION OF REPORTS:**

### **I. COMMITTEE REPORTS:**

- Barbara Owens, Chairperson, gave a report for the Architectural Committee.
- Michael Morizio, Chairperson, gave a report for the Community Services Committee.
  - The Board approved Maryann Koeppel, Doris Pohle, and Kathleen Kasiewniak as members of the Community Services Committee.
  - The Board approved Anne Niebergall as Chairperson for the Community Services Committee.
- Charles Corvo, Chairperson, gave a report for the Finance Committee.
- Mary Rose McCarthy, Chairperson, gave a report for the Administration Committee.

### **II. S. Leslierandal, Trustee, gave a report for the Recreation Department.**

### **III. COMMUNITY MANAGER'S REPORT: (J. Snyder)**

- The Board of Trustees established a program to fund the replacement of 223 cluster mailboxes that serve the community. The average cost of a cluster mailbox, including tax, is \$2,399.06. Management requests approval to replace up to ten cluster mailboxes in-house for \$25,000.00. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. The Board will vote on this matter during the next open Board meeting scheduled for April 2, 2025.
- The Board and Management thanked the Irish American Club for donating to fund an LVW bench.
- Management is currently out to bid for the Master Insurance Policy. The Board will present all final quotes and vote on this at the next open Board meeting on April 2, 2025.
- Management received the final draft for the Reserve Study, which will be presented to the Board of Trustees for review.
- V. Demeski stated that the 2025 siding painting season is approaching. The final condos for siding painting are condo 98 (20 units), which will cost \$22,027.10, and condo 99 (22 units), which will cost \$24,212.82, totaling \$46,239.92. Management requests approval to paint the siding in condos 98 and 99 for \$46,239.92. Account #3000 – Deferred Maintenance/Siding Painting will provide the funds to meet this expense. The Board will vote on this matter during the next open Board meeting scheduled for April 2, 2025.

- V. Demeski also stated that part of the roofing project is replacing the gutter systems on the residential units with 6" gutters and leaders. The following are the bids for gutter replacements:

Contractor	6" Gutter & Leaders per Linear Foot	6" Gutter & Leader Total
Steve Whitman	\$5.00	\$83,095.00
All County Exteriors	\$5.00	\$83,095.00
Fischer	\$5.00	\$83,095.00
It's All Good Construction	\$5.85	\$97,221.15
Mexem	\$8.50	\$114,261.50

Management requests approval for All County Exteriors to replace the gutters and leaders on the roofs being replaced this season for \$83,095.00. The funds to meet this expense will be provided by account #3270—Capital Replacement/Roofs. The Board will vote on this matter during the next open Board meeting scheduled for April 2, 2025.

- V. Demeski mentioned that the 2025 roofing RFPs were sent out to seven roofing contractors. This RFP is for labor only. The following bids were received: (Roofing Masters and Trinity Roofing did not submit bids)

Contractor	2,214 sq
Steve Whitman	\$264,852.00
All County Exteriors	\$271,130.00
It's All Good Construction	\$280,500.00
Fischer	\$290,320.00
Mexem	\$453,980.00

Management is seeking approval to contract with All County Exteriors for roofing labor in 2025, totaling \$271,130.00. The funds for this expense will come from account #3270 – Capital Replacement/Roofs. The Board will vote on this matter during the next open Board meeting scheduled for April 2, 2025.

- V. Demeski mentioned that a component of the roofing project involves purchasing the materials separately. Management solicited bids from three suppliers for roofing materials. They specifically requested bids for IKO Dynasty shingles; however, Universal Supply does not carry IKO products, so they submitted a bid for Atlas shingles instead. All bids are subject to tariffs and depend on manufacturers honoring the quoted prices. The Board was provided with a letter from IKO, the shingle manufacturer, and there will be a \$3.00 per bundle tariff surcharge. Below are the bids for the materials required to complete the roofing project.

Supplier	Total cost for Materials
Beacon	\$263,553.37
ABC Supply	\$268,261.17
Universal Supply	\$287,539.87

Management is seeking approval for Beacon to supply the 2025 roofing material at a cost not exceeding \$285,000.00. *J. Carmody moved to approve Beacon's supply of the 2025 roofing material at a cost not exceeding \$285,000.00. The funds to meet this*

*expense will be provided by account #3270—Capital Replacement/Roofs. F. Weinstein seconded. There was no discussion, and a vote was called. All were in favor, and the motion carried.*

- J. Snyder spoke about the electric rate increase from JCP&L. The Electric bill includes two charges: the supply charge for the cost of the actual electricity used and a charge from JCP&L for delivering electricity to the home. For the supply charge, residents can shop and choose a third-party energy supplier that may be able to offer the best price for electricity.
- The Board's Goals and Objectives for 2025 were presented and will be available on the LVW website.

**IV. BOARD OF TRUSTEE'S REPORT: (I. Gilbert)**

- Coffee with the Board will take place on Saturday, April 2, 2025, in Club Encore. The Community Manager, the Building Maintenance Manager, and the Architectural Committee will be available to answer any questions.
- The Board of Trustees has selected a new Community Manager who will begin April 28, 2025.
- The LVWA Foundation is under development; more information will be provided soon.
- F. Weinstein provided an overview of the New Jersey Property Tax Relief programs available for senior homeowners aged 65 and older. There are three programs: Senior Freeze, Anchor, and Stay NJ. These programs use a single combined application that is based on residency, income, and age for the year 2024. The application must be submitted by October 31, 2025.

**UNFINISHED BUSINESS**

1. Residents received a PowerPoint presentation outlining bulk TV service offers from Verizon FIOS and Privatel.
2. Management received the final draft for the Reserve Study, which will be presented to the Board of Trustees for review.
3. The Association received conflicting information from the DCA, the State, and Manchester Township concerning the new mulching law. Currently, residents who use mulch in their five-foot areas are advised to keep it 18 inches away from any wooden structures.

THERE WAS NO NEW BUSINESS.

The next open Board meeting will take place on Wednesday, April 2, 2025, at 1:00 PM in the auditorium of Willow Hall.

There being no further business, the Board meeting adjourned at approximately 8:59 PM.

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Samantha Bowker  
Administrative Assistant

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Joy Carmody  
Board Secretary

Approved: PENDING

# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

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## Interoffice Memorandum

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To: Board of Trustees

From: Jim Snyder

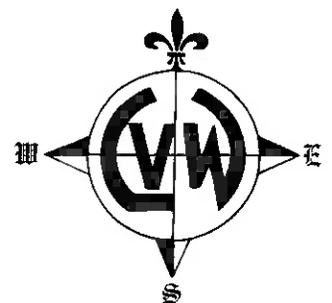
Date: March 3, 2025

Re: 2025 Cluster Mailbox replacements.

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The Board of Trustees has established a program to fund the replacement of the 223 Cluster Mailboxes that serve the community. The average cost of a Cluster Mailbox, including tax, is \$2,399.06.

The funding will allow for the replacement of up to 10 Cluster Mailboxes in-house, with a total cost not exceeding \$25,000.00. This expense will be charged to GL# 3230, the Capital Replacement Fund for Common Buildings.



# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

## Interoffice Memorandum

To: Board of Trustees

From: Jim Snyder

Date: March 26, 2025

Re: Leisure Village West Association Insurance Renewal for 2025 – 2026

An insurance sub-committee convened to discuss the expiring insurance coverage for LVWA. A letter of intent and a request for proposal (RFP) were drafted using historical insurance data and other relevant documents, which were then sent to the following agents and brokers.

Mitchell Insurance Services  
Mackoul Risk Solutions  
Brown & Brown Insurance  
The Rice Agency

JGS Insurance  
USI Insurance Services  
Peoples First Insurance

CAU Of America  
Epic Insurance Brokers  
Syms Insurance

After several meetings with agents and brokers, we received only one bid from our current agent, Mitchell Insurance, which represents our current insurance provider, Philadelphia Insurance. Philadelphia is also offering a two-year rate-level agreement with this renewal.

The Board of Trustees and the Insurance Sub-committee recommend purchasing four (4) additional \$10 million coverage options to our existing Limit Coverage, along with increasing the deductible from \$10,000 to \$25,000.

This year, our loss ratio was slightly below 20%. Thanks to the efforts of Mitchell Insurance Services and Philadelphia Insurance, we managed to keep our total premium increase with Philadelphia Insurance to just 6.01%. While other policies have seen an increase, the overall percentage increase for our total premiums amounts to 9.92%. This includes an additional purchase of \$40 million in coverage.

Current Total Insurance Package Cost	Proposed Total Insurance Package Cost	Proposed Increase	Proposed Total % Increase	Proposed Additional \$10 Million Limit- Coverage
\$ 1,628,521.59	\$ 1,790,077.09	\$ 161,555.50	9.92%	4 Included

We recommend accepting the insurance proposal from Mitchell Insurance Services for our 2025-2026 coverage, which amounts to \$1,790,077.09. This proposal includes a two-year Rate-Endorsement, an additional \$40 million in coverage, and an increase in the deductible to \$25,000. The expense will be charged to GL # 8100 Insurance Expense.



# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

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## Interoffice Memorandum

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To: Board of Trustees

From: Victor Demeski

Date: 3/3/2025

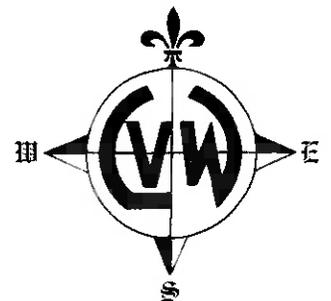
Re: 2025 In-House Siding Painting

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We are approaching the 2025 siding painting season. The summary below and details attached will show the final units scheduled for siding painting this season.

CONDO	UNITS	COST
98	20	\$22,027.10
99	22	\$24,212.82
		\$46,239.92

We are requesting funding in the amount of \$46,239.92 to paint the siding in condo 98 and 99. The expense will be charged to GL # 3000 Deferred Maintenance/Siding Painting.



# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

## Interoffice Memorandum

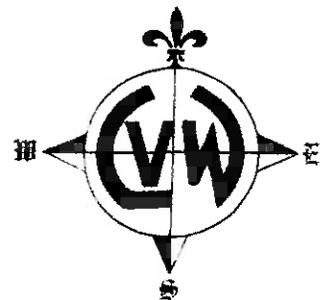
To: Board of Trustees  
From: Victor Demeski  
Date: March 3<sup>rd</sup> 2025  
Re: Gutter and Leader replacements during the 2025 Roofing season.

REVISED

Part of the roofing project is replacing the gutter systems on residential units with 6" gutters and leaders. Below are the bids for gutter replacement on these units. These bids correspond with the roofers being awarded the roofing contract.

Gutter Contractor	6" Gutter & Leaders Per Linear Foot	6" Gutter & Leader Total
Steve Whitman	\$5.00	\$83,095.00
All County Exteriors	\$5.00	\$83,095.00
Fischer	\$5.00	\$83,095.00
It's All Good Construction	\$5.85	\$97,221.15
Mexem	\$8.50	\$114,261.50

We request that the Board approve All County Exteriors to replace the gutters and leader on the roofs being replaced this season. This expense of \$83,095.00 will be charged to GL # 3270 Capital Replacement- Roofs



# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

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## Interoffice Memorandum

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To: Board of Trustees

From: Victor Demeski

Date: March 3 2025

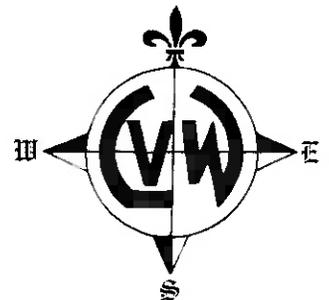
Re: Condo Roofing 2025

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We have sent out the 2025 Roofing RFP to Seven (7) roofing contractors. This RFP is for labor only. Roofing Masters and Trinity Roofing did not provide a bid. Listed below are the five bids received with the details attached. Attached is the list of the units with a total of 2,214 squares of shingles.

Roofing Contractor	2,214 Square
Steve Whitman	\$264,852.00
All County Exteriors	\$271,130.00
It's All Good Construction	\$280,500.00
Fischer	\$290,320.00
Mexem	\$453,980.00

It is our recommendation to contract with All County Exteriors for a total Roofing labor price of \$271,130.00. This expense is to be charged to GL # 3270 Capital Replacement-Roofs.



# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

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## Interoffice Memorandum

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To: Board of Trustees  
From: Howard Height  
Date: January 22, 2025  
Re: New Bingo Console and Flash Board

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We have been asked to research updating the Bingo equipment at Willow Hall. The current console and display board are over 20 years old and are starting to malfunction. I consulted with the current president of the Bingo Club for the club's input as to which equipment would best suit their needs. We determined that the Capital Bingo Equipment - Envoy Bingo Console with the LED Flashboard would best suit their needs.

We reached out to several distributors of Capital Bingo Equipment products and found that the industry is highly regulated, and only Atlantic Bingo Supply is allowed to sell this equipment in the state of New Jersey. The pricing is below:

Equipment	Model	Price
Capital Bingo Equipment console	Envoy without camera/ verification	\$11,782.06
Capital Bingo Equipment cover	Envoy cover	\$586.44
Capital Bingo Equipment flashboard	LED GI 4" Flashboard	\$7,490.41

We recommend purchasing the above equipment from Atlantic Bingo Supply Inc. The total cost is \$19,858.91. The funds to meet this expense will be provided by account # 3150 - Property Additions. The Bingo Club will be contributing \$5,000 towards this cost and will fund for the future replacement of the new equipment.



# Leisure Village® West Association

AT MANCHESTER, NEW JERSEY

## POLICY REGARDING REQUESTS FOR VARIANCES TO LIMITED COMMON AREAS AND UNITS

**WHEREAS**, the Board of Trustees of Leisure Village West Association is concerned about the general welfare of the residents and members of Leisure Village West and

**WHEREAS**, the Board of Trustees recognizes the need to allow reasonable accommodations for residents with physical disabilities and severe physical limitations and

**WHEREAS**, The Board of Trustees, individually and collectively, have the inherent responsibility to establish, maintain, and perpetuate the general welfare and the efficient lifestyle of the residents who petition the Association for alterations and modifications of limited common areas,

**IT IS NOW THEREFORE**, this \_\_\_\_ day of \_\_\_\_\_ 2025, declared to be the policy of Leisure Village West Association that:

1. A unit owner may request a variance from Association policies, rules, or regulations regarding limited common areas or the façade of a unit, including but not limited to an alteration or modification of a walkway, sidewalk, driveway, curb, windows, or external doorway.
2. The unit owner must submit a written request for a variance to the Community Manager.
3. The request must include documentation by a medical professional of the physical disability or limitation **or** a demonstration of the **compelling** need the variance would address. It must also provide evidence that the variance is the **sole** way the resident's needs can be accommodated.
4. The request must include details of the change, including renderings prepared by a contractor or architect.
5. The owner(s) agree that they understand and accept the following terms:
  - a. if the variance is approved, the work must be done by the Association or an insured contractor approved by the Association.
  - b. if the variance is approved, the owner is responsible for all costs associated with the work and its maintenance.
  - c. If the variance is approved, the owner will obtain any applicable permits from Manchester Township before an Association permit is issued.
6. The Community Manager will share the request with the appropriate parties for their review and recommendations regarding the proposed change, including whether the work will be done by Association staff or will require an outside contractor.
7. The Community Manager will share the review and recommendations with the owner.
8. If the owner wishes to continue the variance process, the Community Manager will submit the request to the Board of Trustees.
9. The Community Manager will issue the variance if the Board of Trustees approves the request.
10. When the owner presents the Manchester Township permit, the Community Manager will issue the Leisure Village West permit.

Board Approved: PENDING



**LEISURE VILLAGE WEST ASSOCIATION  
SWIMMING POOL RULES  
2025 SEASON**

The Willow and Encore pools will officially open on Friday, May 23rd. Both pools will remain open until Monday, September 1st. The Willow Pool will remain open for residents only from September 2<sup>nd</sup> through September 30<sup>th</sup>.

**Signs will be posted not less than three feet by four feet, which shall be prominently displayed at the entrance to each swimming area, stating: No lifeguard will be on duty. Residents must accompany guests at all times. Notice to parent or guardian – never leave children unattended. No swimming alone.**

<b>POOL HOURS:</b>	<b>Willow Pool</b>	11 am to 7 pm Monday – Friday 10 am to 7 pm on weekends & holidays
	<b>Encore Pool</b>	10 am to 8 pm daily <u><b>From July 1<sup>st</sup> through August 15<sup>th</sup>, the Encore pool will remain open until 9 pm.</b></u>
	<b>Aquacisers</b>	10 am to 11 am Monday through Friday and Monday and Wednesday 7:15 pm to 8:15 pm at Willow Pool only. (NO CLASSES on Holidays or Weekends). Only Aquaciser class members will be admitted during these hours.
	<b>Lap Lanes</b>	Residents must yield to lap lane swimmers.
	<b>Adult Guests 15 Years and Older.</b>	<b>(Accompanied by a resident)</b> Regular pool hours as listed above.
	<b>Youth Guests</b>	Under the age of 15 years old. <b>(Accompanied by a resident)</b> Only diapers specially designed for immersion in water are permitted. 10 am to 1 pm at Encore Pool & Pool Area 4 pm to 7 pm at Willow Pool & Pool Area

**Youth guests under 4 years of age are not permitted in either of the pools.** Children in strollers under the age of four will be allowed in the pool area only during children's swim hours.

In the event that one pool closes, the youth guest hours are as follows: at the open pool, 11 am to 1 pm and 4 pm to 7 pm. The pool attendant will give a 10-minute warning when the children's hours will end, and the children must be out by 1 pm at Encore and 7 pm at Willow. Children are not allowed in the pool area at any time other than designated youth hours. Children must always be supervised when in the pool and pool area.

**Unsupervised children will be asked to leave the pool. Roughhousing and horseplay will not be tolerated.**

**POOL ENTRY:**

Members must swipe their photo ID badge at the pool gate to verify their status and obtain admittance to the pool area. Violations of any pool rules will result in the suspension of the resident's privileges.

- GUESTS:** Up to a total of (4) guests per unit are permitted and **MUST** be accompanied by a **RESIDENT** who must always **REMAIN** with guests. Guests will be listed in a daily log record.
- ATTIRE:** Proper swim attire must be worn from home to the pool, as the changing area is limited. Cut-off jeans are not allowed in the pool. A cover-up wrap is needed when entering the clubhouses. The Association is not responsible for any damage to bathing suits due to pool chemicals. Street shoes are not allowed in the pool. **DO NOT LEAVE SHOES OR SLIPPERS AT THE POOL STEPS.**
- DIAPERS:** Only diapers specially designed for immersion in water are permitted.
- SAFETY:** **NO DIVING OR JUMPING IS ALLOWED AT EITHER POOL AND WILL BE STRICTLY ENFORCED. NO SITTING OR STANDING ON POOL STEPS UNLESS WHERE INDICATED AT THE ENCORE POOL. Weather-related closures are at the discretion of the Pool Attendant or LVW management. The Pool Attendant or LVW management will determine when to reopen the pool. The Pool Attendant will remain on duty during rain.**
- SWIM AIDS:** **NO** floats, toy surfboards, or swim toys are permitted in the pool, with the exception of noodles. Noodles are not to exceed two per person. Mesh seat noodles are also acceptable. Swimsuits that incorporate a flotation device as part of the suit construction, along with swimmies are allowed. Residents are permitted to use therapeutic aquatic belts or Coast Guard-approved life vests.
- HEALTH:** **PERSONS WITH OPEN WOUNDS ARE NOT PERMITTED IN EITHER POOL OR JACUZZI AT ANY TIME.**
- FOOD:** Food and beverages are permitted in the pool area. **NO GLASS OR OTHER SIMILAR CONTAINERS THAT MIGHT CAUSE PERSONAL INJURIES IF BROKEN ARE PERMITTED IN THE POOL AREAS. NO ALCOHOLIC BEVERAGES ARE PERMITTED IN THE POOL AREAS.** Tables and the surrounding area are to be left clean.
- SMOKING:** Smoking and vaping are not permitted within 25 feet of the pool area. Please use designated areas.
- LOUNGES,** Lounges, chairs, or tables are not to be reserved.
- CHAIRS, TABLES:** **When leaving the pool area, chairs and lounges must be returned to their designated places.**
- SHOWERS:** Bathers are required to shower before entering the pools. If you wear water shoes, please rinse them before entering the pool.
- JACUZZI:** Residents must read and follow the rules posted at the Jacuzzi.  
**No one under the age of 16 is allowed in the Jacuzzi.**
- MUSIC:** Please use headphones where possible. Otherwise, please be considerate and keep the volume down to avoid disturbing fellow members.

**All rules and regulations will be strictly enforced and are subject to change.**

Board Approved: PENDING