The meeting was called to order at 7:00 p.m. by Board President Louis Maiocco, who led the Pledge of Allegiance.

ROLL CALL:

PRESENT: Trustees:
- President: Louis Maiocco
- Vice President: Joy Carmody
- Treasurer: Samuel Carollo
- Secretary: Christina Basile
- Trustee: Steven Leslierandal
- Trustee: Ivan Gilbert (via Zoom Video)

- Community Manager: Tom Hasko
- Community Administrator: Samantha Bowker
- Association Counsel: Michael Polulak from Polulak Law, LLC

ITEMS VOTED ON: (*continued in the Unfinished Business*)

C. Basile moved to waive the reading of the meeting minutes. J. Carmody seconded the motion. The motion was put to a vote and carried unanimously.

C. Basile moved to approve the July 1, 2026, Board of Trustees open meeting minutes. S. Leslierandal seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

C. Basile moved to approve the July 13, 2026, Board of Trustees special open meeting minutes. J. Carmody seconded the motion. *Clarification was provided that the July 13 policy modifications were intended to be considered and voted on as a whole. While the procedure was proper, the handout should have reflected the complete amended policy.* The Board proceeded with the vote and carried unanimously.

J. Carmody moved to contract with Universal Fitness for the annual maintenance of the Fitness Center. The funds to meet this expense will be provided by the operating budget. S. Leslierandal seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

S. Carollo moved to approve the purchase of the required street sign hardware through Amazon.com in the amount of $4,099.13, with installation to be performed by Leisure Village West maintenance staff and the purchase of concrete for mounting the signposts in the amount of $1,719.82, for a total project cost of $5,818.95. The funds to meet this expense will be provided by account #3230 – Capital Replacement/Common Buildings. S. Leslierandal seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

S. Leslierandal moved to approve the three-year employment agreement between LVW Association and its current Community Manager, Thomas Hasko, in the form previously reviewed by the Board of Trustees. S. Carollo seconded the motion. *Residents questioned the three-year contract, citing its length, timing, and the upcoming Board election. The Board stated the matter had previously been presented, the contract included appropriate protection, and the Manager's performance supported moving forward.* The motion was put to a vote.

S. Leslierandal – Yes
I. Gilbert – Yes
C. Basile – Yes
S. Carollo – Yes
J. Carmody – No
L. Maiocco – Yes

The motion carried.

S. Leslierandal moved to approve the revisions to the policy regarding Open Houses with an amendment to clarify that the policy applies to owners who host their own open houses. C. Basile seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

J. Carmody moved to approve the revisions to Architectural Specification 2_2, "Window Replacement." S. Leslierandal seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

S. Carollo moved to adopt the operating budget, reserve funding and maintenance fee schedule for the FYE 9/30/27, as presented at the meeting on July 22, 2026. There being no discussion, the motion was put to a vote and carried unanimously.

PRESENTATION OF REPORTS:

I. COMMITTEE REPORTS:

- Barbara Owens, Chairperson, presented a report on behalf of the Architectural Committee.
- Anne Niebergall, Chairperson, presented a report on behalf of the Community Services Committee.
- Patricia Hansen, Chairperson, presented a report on behalf of the Finance Committee.
- Christina Basile, Trustee Liaison, stated there is no report for the Administration Committee.
    - *The Board approved Barbara Dibuono as a new member on the Welcome Committee.*

II. M. Lighthipe, Recreation Director, presented a report on behalf of the Recreation Department, which includes a report on the July financials for the Bingo Club.

III. COMMUNITY MANAGER'S REPORT: (Thomas Hasko)

- Fall/Winter Preparation: Management is preparing for the upcoming fall and winter seasons by reviewing equipment needs and arranging for the rental of additional snow removal equipment.
- Grounds and Turf Program: Fall seeding will begin in the northern section of the community, with efforts focused on addressing as many of last year's problem areas as possible. Recommended equipment purchases outlined in the Ground's Manager's memos are intended to improve the efficiency and effectiveness of the turf maintenance program.
- Power Washing: Repairs to the power washer have been completed and the equipment is back in service. Managers have identified homes most in need of cleaning, as well as several common area buildings requiring attention. Beginning next year, Management plans to implement a rotating schedule to clean approximately half of the Village annually.

- Emergency Response Communication: Management is working to improve after-hours and weekend response communications through the gatehouse. Concerns regarding clarity and timeliness of emergency call procedures are being addressed, with the goal of ensuring that the on-duty manager is contacted and responds promptly.
- Resident Meetings: Tuesday evening resident meetings continue to be productive in identifying concerns and community needs.
- Roofing Project: The roofing project is progressing well, with 19 units completed to date, representing nearly one-quarter of the current project.
- Management recommended the purchase of two (2) Windstorm Stand-On Blowers to replace aging equipment and expand the Association's leaf removal capabilities in preparation for the upcoming fall season. The equipment will be used for leaf removal, curb and sidewalk cleaning, parking lot cleanup, and general debris removal throughout the community. Three quotations were obtained:

Vendor	Equipment	Price
Ocean County Equipment	Hurricane 993cc Vanguard	$13,673.59 (Tax Included)
County Line Hardware	Hurricane 993cc Vanguard	$13,328.13 (Tax Included)
Richards Sales & Rentals	Windstorm Stand-On Blower – 37 HP Briggs & Stratton Motor Includes Two-Year Warranty	$13,328.12 (Tax Included)

Richards Sales & Rentals submitted the lowest qualified proposal.

Management recommended approval of the purchase of two (2) Windstorm Stand-On Blowers from Richards Sales & Rentals for a total cost of $26,656.24, tax included, with funds to be provided from Account #3150 – Property Fund. The Board of Trustees will consider and vote on the proposed purchase at the next scheduled Open Board Meeting on September 2, 2026.

- Management recommended the purchase of one (1) Scag Turf Storm XL Stand-On Spreader/Sprayer (Model STS60XL-23BV), increasing the Association's fleet from two units to three. The additional equipment will support the expanded seeding and turf-restoration program, improve operational efficiency, and provide backup for the two existing units, which are scheduled for replacement in 2027. Three quotations were obtained:

Vendor	Equipment	Price
Ocean County Equipment	Z-Sprayer Max Spreader/ Sprayer	$26,336.36 (Plus Tax)
Pantano Outdoor Supply	Z-Sprayer Max Spreader/ Sprayer	$23,222.90 (Plus Tax)
Richards Sales & Rentals	Scag Turf Storm XL Stand-on Spreader/Sprayer Includes Two-Year Warranty	$17,999.00 (Plus, Tax)

Richards Sales & Rentals submitted the lowest qualified proposal.

Management recommended approval of the purchase of one (1) Scag Turf Storm XL Stand-On Spreader/Sprayer from Richards Sales & Rentals for $17,999.00 plus tax, with funds to be provided from Account #3150 – Property Fund. The Board of Trustees will consider and vote on the proposed purchase at the next scheduled open Board meeting on September 2, 2026.

- The Maintenance Department recommended the purchase of a 4-year/unlimited-hour extended warranty for the Association's newly purchased Vermeer stump grinder. The warranty, at a cost of $5,405.00 plus applicable tax, includes planned maintenance at the 100-, 200-, 300-, 400-, and 500-hour intervals. Coverage includes filters, fluids, parts, labor, and one hour of diagnostic time. Management recommended approval of the Vermeer 4-Year/Unlimited-Hour Extended Warranty for $5,405.00 plus applicable tax, to be funded from GL #3150 – Property Fund, to protect the Association's investment and reduce future repair and maintenance expenses. The Board of Trustees will consider and vote on the proposed purchase at the next scheduled Open Board Meeting on September 2, 2026.
- Stump report: an initial estimate of about 125 stumps in the community was revised to nearly 150 after further research. Approximately 100 stumps have been removed to date, and the crew is continuing efforts to clear the remaining stumps.

L. Maiocco reminded residents of the two-appearance, three-minute podium limit. A resident requested an update on the Route 70 Gate sign. Management reported that power outages and a surge damaged some components of the sign. Repairs are underway, and the sign is expected to be operational shortly. A resident challenged the podium appearance limit and attempted to raise additional questions regarding the roofing project and related documents. He was directed to address those matters after the meeting. Following continued disagreement over meeting procedures, the Chair called a recess at 8:10 p.m.

At 8:21 p.m. the meeting was called back to order and M. Polulak reminded residents that these are meetings of the Board of Trustees conducted in an open forum and explained that, while the Association provides an opportunity for resident comments, the Board is not required to allow public comment throughout the meeting and is subject to the procedures established by the Board.

Audience questions and comments continued regarding the Community Managers report: A resident requested engineered wood chips be installed at the dog park before fall. The Board advised that options are being reviewed for a long-term solution. Management reported that the community's vacuum truck is out of service due to a failed wire harness and that a replacement is being manufactured. Residents raised concerns regarding BrightView's landscaping services, including compliance with the contracted mowing schedule, quality of work, and invoicing. One resident requested that the Board review alleged discrepancies between services billed and performed and provide a written response. Additional concerns were expressed regarding inconsistent landscaping throughout the community, with residents urging the Board to inspect all areas and address ongoing service issues.

IV. BOARD OF TRUSTEES REPORT: (L. Maiocco)

The Board reported that information regarding bird feeders has been received from Manchester Township and is under review. Existing bird feeders may remain in place at this time. The Board will work with a committee to develop a formal policy addressing permitted types and placement. Club and group officers were reminded to review and follow club rules and contact the Recreation Director with questions. Appreciation was extended to Ivan and Leslie Randall for three years of service to the community. Residents were reminded to observe speed limits, avoid tailgating, and comply with the six-foot leash requirement. Residents issuing visitor QR codes should provide guests with instructions and ensure expiration dates are accurate. The Board also reported that e-bike safety protocols and standards are being developed following attendance at an educational program for New Jersey HOA communities.

Audience questions and comments regarding the Board of Trustees report: Residents discussed several community concerns, including participation in developing the bird feeder policy, speeding and enforcement of the 25-mph limit, particularly for delivery vehicles, and maintenance conditions throughout the community. Concerns were also raised regarding roofing materials, rising maintenance costs, property values, and gutter cleaning in heavily wooded areas. The Board provided clarification regarding the use of remaining shingles from the prior roofing project, noting the resulting cost savings. Residents also suggested considering gutter guards and tree trimming to address recurring gutter issues.

UNFINISHED BUSINESS:

1. The Policy Resolution relating to Member Conduct was presented as attached to the agenda. The proposed Social Media Policy was withdrawn, with applicable language incorporated into Section 1(g) of the Member Conduct Policy. Counsel explained that the policy is intended to establish standards for addressing harassment, threats, abusive or discriminatory conduct and to fulfill the Association's obligations as a direct employer, while preserving members' rights to express opinions, concerns, criticism, and disagreement.

Audience discussion included concerns regarding the policy's scope, private or social media communications, free speech, due process, Board discretion in enforcement, and whether residents are similarly protected from inappropriate employee conduct. Counsel clarified that the policy regulates conduct rather than viewpoints and that criticism, negative opinions, persistent questioning, or disagreement alone would not constitute a violation. Counsel further noted that enforcement would depend on the circumstances and that employee personnel matters remain confidential.

After discussion, S. Leslierandal moved to approve the policy resolution relating to Member Conduct. J. Carmody seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

2. *S. Leslierandal moved to approve the policy resolution relating to Fines. S. Carollo seconded the motion.*

Residents raised concerns regarding consistency with the Bylaws, fine amounts for first and subsequent violations, calculation of ongoing violations, formatting errors, and the types of violations subject to fines. The Board clarified that first violations are limited to $50 under the Bylaws, while subsequent violations may be assessed at higher amounts within applicable statutory limits. The Board also explained that violations are generally addressed through a warning followed by fines for repeated noncompliance.

Following discussion, the Board agreed to revise the policy and present it again at the next meeting. *J. Carmody moved to table the policy resolution relating to Fines. S. Leslierandal seconded the motion. The motion was put to a vote, and the Policy Resolution was tabled unanimously.*

NEW BUSINESS:

1. The proposed revisions to Architectural Specification 4_6, "EV Charging Station," were presented. The revisions address the location and holder for the charging cable. The Board will consider and vote on the proposed revisions at the next scheduled Open Board Meeting on September 2, 2026.
2. The proposed revisions to Architectural Specification 10_1, "Unit Owner Security Camera Installation" were presented. The revisions include a quick guide and a waiver. The Board will consider and vote on the proposed revisions at the next scheduled Open Board Meeting on September 2, 2026.
3. The proposed revisions to Architectural Specification, "Installation of Unit-Mounted Outdoor Lighting Including Motion-Detector and Fixed Spot or Flood Lights and Soffit Lighting" were presented. This was updated to include soffit lighting and a waiver. The Board will consider and vote on the proposed revisions at the next scheduled Open Board Meeting on September 2, 2026.

L. Maiocco stated that the Annual Members Meeting will be held Monday, August 31, 2026, at 10:00 a.m. in the Willow Hall Auditorium. Members needing a replacement or split ballot were advised to contact the election vendor. Absentee ballots may also be deposited in the ballot box at the Association office during regular business hours. Polls will open at 10:00 a.m. for last-minute voting. Members voting in person must present proper identification showing their unit address. A quorum of 898 ballot envelopes is required. If quorum is achieved, ballots will be counted and election results announced; if quorum is not achieved, the meeting will be adjourned for 30 days. The Election Committee Chairperson, MaryAnn Koeppel clarified ballot instructions regarding voter identification and privacy. Members may obtain a solid blue privacy envelope from the Association office or follow the instructions provided with their ballot. Ballots must include the required address information to verify voter eligibility. Members were encouraged to return their ballots to help achieve quorum.

The next open Board meeting will be held on Wednesday, September 2, 2026, at 1:00 p.m. in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 9:48 p.m.

Samantha Bowker,
Community Administrator

Christina Basile
Board Secretary

Approved: September 2, 2026