LEISURE VILLAGE WEST
BOARD OF TRUSTEE MEETING

SEPTEMBER 2, 2026
WILLOW HALL AUDITORIUM

The meeting was called to order at 1:00 p.m. by Louis Maiocco, who led the Pledge of Allegiance.

ROLL CALL:

PRESENT: Trustees:
- Louis Maiocco
- Joy Carmody
- Samuel Carollo
- Christina Basile
- Jane Siegmund
- Mark Kasiewniak
- Al DAmato

- Community Manager: Tom Hasko
- Community Administrator: Samantha Bowker

FIRST ORDER OF BUSINESS:

S. Bowker, Community Administrator, stated the procedures for the 2026-2027 Election of Officers. The voting for President, Vice President, Treasurer, and Secretary took place, and the results are as follows:

Reorganization of officers for the 2026-2027 year:

Louis Maicco	President
Samuel Carollo	Vice President
Joy Carmody	Treasurer
Christina Basile	Secretary
Jane Siegmund	Trustee
John Mark Kasiewniak	Trustee
Al Damato	Trustee

Liaison Assignments were assigned as follows by the Board President, L. Maiocco:

Administration Committee	Samuel Carollo
Architectural Committee	Jane Siegmund
Finance Committee	Joy Carmody
Community Services Committee	Christina Basile

L. Maiocco provided a report on the Annual Meeting of the Members, which included the results of the 2026 Board of Trustees election.

ITEMS VOTED ON:

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

C. Basile moved to approve the August 5, 2026, Board of Trustees open meeting minutes. A. DAmato seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

M. Kasiewniak moved to approve purchasing two (2) Windstorm Stand-On Blowers from Richard Sales & Rentals for a total cost of $26,656.24; tax included. The funds to meet this expense will be provided by account #3150 – Property Fund. J. Carmody seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

A. DAmato moved to approve purchasing one (1) Scag Turf Storm XL-Stand On Spreader/Sprayer (Model STS60XL-23BV) from Richard Sales & Rentals for a total cost of $17,999.00; plus, tax. The funds to meet this expense will be provided by account #3150 – Property Fund. 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 purchase of the Vermeer Stump Grinder 4-year/unlimited-hour extended warranty in the amount of $5,405.00, plus applicable tax. The funds to meet this expense will be provided by account #3150 – Property Fund. C. Basile seconded the motion. There being no discussion, the motion was put to a vote and carried unanimously.

S. Carollo moved to approve the revisions to Architectural Specification 4_6, "Electric Vehicle Charging Station." J. Carmody seconded the motion. The Board requested that the Architectural Committee revise the specification to address units that do not have garages. There being no further discussion, the motion was put to a vote and carried unanimously.

J. Siegmund moved to approve the revisions to Architectural Specification 10_1, "Unit Owner Security Camera Installation." J. Carmody seconded the motion. There being no discussion, the motion was put to a vote.

J. Siegmund – Yes
C. Basile – Yes
S. Carollo – Yes
J. Carmody – Yes
L. Maiocco – Yes
A.Damato – No
M. Kasiewniak – Yes

The motion carried.

C. Basile moved to approve the revisions to Architectural Specification 4_1, "Installation of Unit-Mounted Outdoor Lighting Including Motion-Detector and Fixed Spot or Flood Lights and Soffit Lighting. A. Damato seconded the motion. Audience member seeking clarification regarding the waiver. There being no further 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.
  Discussion was held regarding five-foot areas, landscaping, mulch, and patio restrictions. The Board clarified landscaping and fire-safety requirements and noted that patio additions or expansions are currently restricted by the Township's land-use plan. Resident concerns regarding ground maintenance, neglected five-foot areas, and walkway lighting were also discussed. Management reviewed the violation and enforcement process and will follow up on reported maintenance and safety concerns.
- Anne Niebergall, Chairperson, presented a report on behalf of the Community Services Committee.
  A resident questioned why the proposed Multiple Sclerosis Support Group application remains tabled. She was advised to discuss the matter further with the Recreation Director.
- Patricia Hansen, Chairperson, presented a report on behalf of the Finance Committee.
  Management addressed concerns regarding rising legal fees, explaining that resident challenges involving contractual, policy, and legal matters often require attorney review and advice. Residents were encouraged to first bring concerns directly to Management, when possible, to help resolve issues before incurring additional legal expenses. Management agreed to contact a resident the following morning to arrange a meeting regarding her concerns.
- Mary Rose McCarthy, Chairperson, presented a report for the Administration Committee.

A resident expressed concerns regarding ongoing sound system issues in Willow Hall and volunteered to assist with an Ad Hoc Committee to explore possible improvements.

II. M. Lighthipe, Recreation Director, presented a report on behalf of the Recreation Department.

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

- He reported that fall fertilizing and lawn seeding preparations are underway, with additional aerators rented to expand coverage and address problem areas. The new Building Maintenance Manager, Jason Naia, has begun working with staff and becoming familiar with the community. He reported that the current geese-control contract expires in October and presented three proposals for consideration. Geese Chasers, the current provider, proposed a rate of $1,149 per month plus $99 per egg removal. Geese Police proposed $1,278 per month plus $100 egg removal. Feather Free Zone proposed $999 per month plus tax with no additional charge for egg removal. Based on pricing and included services, Management recommends awarding the contract to Feather Free Zone. The funds to meet this expense will be provided by the operating budget. The Board will vote on this at the next scheduled open meeting on October 7, 2026. Power washing will continue in identified problem areas this season, with plans to clean approximately half of the community each year beginning next year.

Residents raised concerns regarding grounds and landscaping performance, mowing and edging, debris cleanup, power washing, pond vegetation and geese management, walkway lighting, drainage and flooding, sidewalk conditions, five-foot area maintenance, and the overall appearance of the community. Concerns were also expressed regarding accessibility and responsiveness to the needs of elderly and disabled residents. Management will inspect identified problem areas and coordinate necessary follow-up with supervisors and vendors. Discussion was held regarding staffing and operational changes intended to improve grounds and maintenance coordination, work-order tracking, irrigation response, and resident communication. The Board also discussed the possibility of utilizing an outside contractor to address neglected five-foot areas, with costs potentially charged to the responsible unit owner. Residents raised additional concerns regarding Association expenditures, financial accountability, Board transparency, fiduciary responsibilities, vendor performance, meeting procedures, phone hours, and evening meeting availability. The Board and management addressed the concerns and clarified that certain legal, personnel, and confidential matters cannot be discussed publicly.

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

- The Board thanked the Election Committee and its Chair, Marianne Koeppel, for their work throughout the recently completed election. The Board advised that bird feeder guidelines remain under consideration and that existing Association policies will be reviewed for consistency and potential updates. Information regarding new state e-bike regulations will also be distributed to residents, along with reminders to follow applicable requirements and exercise caution due to increased e-bike activity within the community.

UNFINISHED BUSINESS:

1. The Policy Resolution for Fines is still pending. The Board anticipates providing an update or proposed resolution at the next meeting.

THERE WAS NO NEW BUSINESS.

The next open Board meeting will be held on Wednesday, October 7, 2026, at 7:00 p.m. in the auditorium at Willow Hall.

There being no further business, the Board meeting adjourned at approximately 3:07 p.m.

Samantha Bowker,
Community Administrator

Christina Basile
Board Secretary

Approved: October 7, 2026