

Holiday Heights  
Open Board Meeting  
12/12/24

Meeting Called to Order: 7:02

Homeowners: 15

**Lou** Called the meeting to order with a flag salute and moment of silence.

Directors in Attendance: Lou, Carol B., Dee, Tim, Carol H, George, Rita

Lou spoke about the Facilities Committee, which will be the eyes and ears of the Board for checking out the buildings as a preventative maintenance program. He is looking for volunteers to serve as inspectors, beginning in January. Let Lou know if you have interest. He spoke about the Civic Committee, for which two people stepped up, to cover meetings in the Township, and follow state and federal legislative changes and report back to Holiday Heights either to the Board and/or at a meeting of the Homeowners. Let Lou know if you have interest. Carol Bianco spoke to the new procedure for the payment of Association dues, which is now by coupon, the initial coupons with instructions were delivered via letter to homes and a sample appeared in the Courier in November. Roll out went well with just one clarification, IF you are playing all 4 quarters together, ALL four coupons need to be returned. Also, be sure to make note of and keep handy your account number, which needs to be on the coupon when you send it in. She reminded everyone that we have a community bus, which runs on Fridays from the Clubhouse, or pick up/drop off at your home. The route is posted on the bulletin boards and on the website. (holidayheights.org). Dee read the minutes from the 11-14-24 General Homeowners meeting, Motioned for approval and seconded by Lou, AIF. Motions were read for budgeted items already approved; 10/29/24 Lou/Dee, AIF for two new binders to hold property surveys totaling \$22.50, 11-12-24 Carol B/Carol H, AIF for two new easels for posters for events totaling \$38.36, 11-19-24 for service call on the refrigerator Tim/Rita AIF totaling \$170.59. A new Motion for the printing of the new Handbooks Lou/Dee, AIF NTE \$6800. Distribution to be announced shortly. Pick up will begin the third week of January through February. Tim read the Financials: Operating Fund: ending October 31 \$107,617.00; ending November 30 \$131,883.00; Money Market Account: ending October 31 \$172,028.00; ending November 30 \$97,227.00; CD ending October 31 and November 30 \$100,000.00 with interest at maturity. Capital Reserve Account ending October 31 \$26,711.00; ending November 30 \$36,923.00; Capital Reserve MM; \$168,749.00; November 30 \$169,171.00; Total Capital Reserve October 31 \$195,461.00; November 30 \$206,095.00; Total Accounts October 31 \$575,107.00; November 30 \$535,205.00. Capital Reserve Project: completed service to the refrigerator and repair to the ice machine, instead of replacement as per the Reserve Study report, thereby saving money. The future projects are the Shuffleboard and Tennis Courts being proposed for 2025.

Carol spoke about the new security card-reading program, which is part of the Capital Reserve, which was required due to the some lack of cyber security under the old system, and the old system being at the end of its life expectancy. The readers have been installed to limit the entrance to Building One after hours and all day for Building Two and the Pool via face recognition cameras beginning in 2025. Every homeowner will be required to get their photo ID card for admittance, to be distributed in February 2025. More information at next month's homeowner meeting. A member asked about the costs, Carol said which was voted upon last summer, for the two buildings was under \$25,000. There were some add-ons, and the system includes 24 hr. security. It works with the new fire alarm system,

and the insurance company liked that we are moving forward with additional security. The next phase will be \$10,000, which was also voted upon by the last Board. A resident asked for the monthly cost for 24 hr. monitoring, Carol reported \$2700/annually, Lou added the fire system is \$45/mo. Another resident asked if the building will be shut down, and no entrance without the card. Building One will be open 9 – 2, and locked after that. Building Two will be locked at all times, except if there is an event running which may have non-Resident attendants. Carol asked if you do not have your email address on file, please call the office. The HOPA forms from 2023 only provided 900 email addresses, short of the 80% we hoped for. We will begin using email blasts for Board information. If you do not have access to email, please provide a family member's email as a contact for Board business. Code will be closed for the next three weeks, 12/17, 12/24 & 12/31, and the Administrative office will close at 1:00 on 12/24 and 1/31 for the holidays. The computer class is at 35+ people and the classes will be closed beginning tomorrow. The Deck the Halls Contest is underway. The forms to enter your address are out now. The voting forms will have a line for the voter's address; one per address will be accepted. George clarified your apron will be plowed even if you have a 'do not plow' ribbon. If any car is in the driveway, they will not plow your driveway. OK to put your car on your lawn until the street is plowed, then move it into the street to get your driveway plowed. If you have a medical issue, contact the Township. The township is using the 5 inch rule again this year. If it is icing, Berkeley will salt/sand. The audio system has been balanced, and the Audio Team will be the only ones to handle it. Each club/committee will still be required to have one person trained on how to use the system for their event. Rita spoke about the volunteer registry for those who want to volunteer, or for clubs/committees who need a volunteer. She also asked for pool volunteers for the 2025 season. Please call Rita. She is looking to cover the pool 7 days per week for 1 or more hours per day. Joanne asked if the handbook and access cards could be distributed at the same time. Lou explained the Cards are not ready, the booklets will be. When the cards are ready, the booklets will be available for pick up as well. A resident asked how a snowbird would get their new Access Card. He was told to contact the office when he returns. Another resident asked why we cannot have fences in the front of properties. This should be addressed with the Code Chairperson.

The meeting closed at 7:48 with a reminder to turn your phones back on.