

HOLIDAY HEIGHTS GENERAL HOA MEETING JANUARY 23, 2025

Meeting called to order: 2:15

Directors in Attendance: Lou, Carol B, Carol H, Tim, George...Carol H excused at 3:15

Homeowners: 113

President Lou Mangerpan: Opened the meeting with a flag salute and a moment of silence. Discussed the 2025 pool contract with American Pool. The new contract was with No Attendants and would save the Community around \$30,000 this year. The cost without attendants would be \$18,925 for the 2025 season. Many homeowners came forward with questions.

Such as- 1. Why is this the first we're hearing of no attendants? Lou- stated that it has been mentioned at previous meetings along with the new Security System.

2. Who will check you in at the gate? Carol H- stated that everyone will have an access card with their picture on it and 2 guest passes per address. There will be card readers at the pool gates with face recognition. This system is being used successfully in over 25 other Communities.

3. What if someone enters before the gate closes after you scan? Carol H- stated that with face recognition we will know who they are and will contact the Director in charge. Even if the gate is open everyone is required to scan their card.

4. Who is monitoring that the rules are being followed ...such as Babies with diapers? Carol H- stated that the homeowners should let the person in question know that it's not allowed or call a director.

5. Who is going to test the water? Joanne G- Answered that the water will be tested automatically with a new automatic reader that goes directly to the pool co, State of NJ and Director in charge. She stated that "no attendants" has been reviewed and considered since last year. It will save the community a lot of money.

Lou- stated that the janitors will straighten up the pool area in the morning and take the robot out of the pool. We would just need someone at the end of the day to put the robot back in the pool to clean through the night.

Lou- ask for a show of hands for attendants/no attendants to understand what the community wants. The majority show of hands was for attendants. He stated that Holiday Heights would hire them directly as employees.

Lou- Made a motion to accept the 2025 American Pool contract for \$18,925, second by Carol H, roll call vote- AIF-Approved.

Lou- Announced that the new Homeowner Handbooks distribution has begun. Advised Homeowners to stop by during distribution hours to pick up the book. The last pickup day is February 3 afterwards by appointment only. Robo Can delivery date will be in April. Check the Berkeley Citizens paper for updates. Emergency Center- Holiday Heights facility has been designated. In the event of an emergency Berkeley Township and Police will provide everything needed. Open Director Seats- There are two open seats. If anyone is interested, please contact a director.

Carol B- Read a synopsis of the minutes from the December 12, 2024 Open Board Meeting. Carol B- Made a motion to approve, second by Lou. Roll call vote, all in favor. Stated that the website is being updated with current information.

Tim- Read the financial report for the month ending 12/31/24. Operating month ending 11/30/24 \$131,883.00- 12/31/24 \$227,231.13; Money Market month ending 11/30/24 \$97,227.20-12/31/24 \$127,451.57- CD 11/30/24 \$100,000.00 5% interest to be paid at maturity- Capital Reserve Checking month ending 11/30/24 \$36,923.86- 12/31/24 \$64,308.15- Capital Reserve MM month ending 11/30/24 \$169,171.67-month ending 12/31/24 \$169,572.09...Total Cash and Other Assets – month ending 11/30/24 \$535,205.73- month ending 12/31/24 \$688,562.94...Motion to approve report by Tim, second by Lou- all in favor- Northeast Fire & Safety- battery

installation Exit Signs \$450. Motion to approve by Tim, second by Lou, all in favor- Capital Reserve projects underway- building gutters, tennis courts, shuffleboard courts. Three RFPs were opened by homeowners Al and Walter to resurface tennis courts/pickle board. They are from Nicholaus Construction Co \$31,000, Eosso Brothers Paving \$43,700 and Supreme Kourts \$52,000.

Carol H- Civics Committee- Phyllis and Pat attended the Berkeley meeting 1/16/25 regarding upcoming changes to the Anchor program and property freeze, more information to follow in the next months. Grant Writers- we now have 2 people Dorothy Keller and Carl Benson to work on the Senior Wellness Grant...Senior Services- Need assistance with heating bills? Contact Ocean County Senior Services. - AARP has an online Driving Course which may reduce your auto insurance. Deck The Homes Contest winners- 1st place 197 Canterbury, 2nd place 31 Swindon Ct and 3rd place 39 Stockport Dr... Thank You to Joanne Shallcross and the Holiday Decorating Team for the beautiful holiday displays throughout the buildings.

George- Volunteers needed - Suggestion Box - Death Notices should be posted on website, Meeting minutes should also be posted on website, there should be better communication when there are changes to the Board. Lou- Opened the floor to questions-

With three people in the office. Their hours should be staggered to cover extended hours. Lou- will look into it, There should be more transparency and open workshops for homeowners. The South is doing it.

The rules should be changed to allow wrought iron fencing.

4. Do we have any answers about having Movie Night? Lou- There is a licensing fee but we now have a new cable box to run the TV. So maybe TV movies.

5. Since we are the designated Emergency Center can we get a generator? Tim- were working on it.

Meeting Closed at 4:02