

# **Holiday Heights Open Board meeting February 27,2025**

Attendees: Lou Mangerpan, Carol Bianco, Tim Murphy, Carol Hudak, George Wilhelm, Al Ammarito

Meeting Called to Order: 2:15

Homeowners: 255

President Lou: Opened the meeting with a flag salute and a moment of silence. He announced that the Board has a new director, Al Ammarito. Al will be in charge of the pool. He also announced the new chairperson for Neighborhood Watch Carlos Santiago.

Lou-Discussed the Stay in NJ Program which combines the Anchor and Tax Freeze programs. Which will provide eligible homeowners reimbursement directly to their property taxes. The mayor will attend an upcoming Homeowners Meeting to explain.

Lou- announced that if you haven't picked up your Homeowners Handbook yet. You can stop by the office during business hours to pick one up.

Carol B: Read a synopsis of the 1/23/25 Homeowners Meeting and made a Motion to Approve, 2nd by Lou... Roll Call Vote- AIF

Carol B- made three motions: #1- motion to approve Nicholas Construction to resurface the tennis courts and pickle board courts for the sum of \$ 31,000 – 2ndby Lou-roll-call vote taken –AIF- Approved -#2- motion to purchase desktop computer and installation of access card program from Straightline Security not to exceed \$1,300. ( homeowner offered a 1yr old desktop computer). Board advised that it may not be compatible with the program but will check it out). 2ndby Carol H, Roll-call vote was taken pending review of homeowner's desktop – Vote 5-yes and 1-pass--Approved- #3-motion to purchase yard signs for the HOPA Project – 2ndby Lou-roll-call vote taken- AIF Approved.

Carol B discussed the HH Website and that its updated almost daily with currant information.

Tim- Read the financial report for the month ending January 31st 2025. Operating account ending December 31, 2024 -Checking , \$227,231.13 , MM \$127,451.57, CD, \$100,000.00-Capital Reserve Checking \$ \$64,308.15, Capital Reserve MM \$169,572.09 Month ending January 31,2025- checking, \$276,110.46,MM \$177,753.61, CD \$100,000.00- Capital Reserve Checking \$ \$77,762.66,Capital Reserve MM \$ 169,952.91- 12/31/2024 total, cash, and other assets \$688,562.94 and as of January 31, 2025, total cash and other assets \$801,579.64.

Homeowners' questions:

How much do we need to keep in Reserves? Answer- Per the Capital Reserve Study were required to add \$300,000 a year.

Are there any anticipated increases? Answer-Not at this time but will review in August with new Budget.

Did the dues go up because there was not enough money in Reserves? Answer- The dues were increases because of the new NJ State Mandate and the Capital Reserve Study requiring us to increase the Reserves from \$182,000 to \$320,000. The largest project in the near future is the parking lot and curbing which could be about \$750,000.

How much goes into the Reserves? Answer- On average about \$23,000 per month. Also new home buyer fees \$750, rental fees and lease fees.

Why did some other communities' fees go down? Answer- Mostly because their Reserve Study wasn't due yet and they are still under the old law. Some communities have had Special Assessments.

Is it true that the Shuffleboard courts will cost \$125,000 to refurbish? Answer-No that amount is not in play. There will be 4 shuffleboards resurfaced and 4 cornhole. Still working on pricing.

Tim- Thanked Joanne Grzywinski and Recreation for the donation of 10- 6 ft round tables and 3 dollies to the clubhouse. Also spoke about that the new pickle ball courts project has begun. They would be an added amenity to the clubhouse. Also mentioned that the new stage curtains have been installed.

George: Discussed the upcoming grass season schedule will be posted in the April Courier. Many homeowners had questions and complaints from the last season. George advised that when a situation occurs to fill out

the grass complaint forms. He is notified immediately by the office and he can contact the landscaper quickly. Also mentioned that volunteers are need and that if you're interested to contact him.

Al- Thanked everyone for the warm welcome. He gave everyone his email address [alathepool@gmail.com](mailto:alathepool@gmail.com) and phone number 201-737-0851. Everything is new and he asked for everyone's help. There are 8 pool attendants so far. He would like to start a Pool Team for ideas to make it better.

Homeowners had many questions and suggestions about pool hours and maintenance.

Carol H- presented a brief overview of some large projects coming up. HOPA is the Housing for Older Persons Act of 1995 and was designed to address specific housing needs for seniors. The last survey was done in 2023 and completed in 2024. The March Courier will include the HOPA information along with directions for completion.

Enumerate operating system – our previous operating system Tops was phased out in 2024. We transitioned over to Enumerate in May 2024. The new system will offer a portal to homeowners to update information, pay quarterly dues, email blast and many other possibilities. The “Go Live Kickoff “ is around March 17” with an email. If you do not receive the email, check your spam folder. For those that do not have a computer we will still mail the important information directly to your home. A video presentation of Enumerate was played for the homeowners. There will also be in-house training session meetings to help with signing on to the system. The dates will be announced in Robo calls, posted on the website or published in the April Courier.

Security system update –the reason for the security system is that a few years back it was questionable how safe our buildings were. Many of the other communities hired security persons during the hours that the buildings are open. After doing some research we found that the cost to have a security person would be around \$40,000 a year . Straight line security cameras with face recognition and the access cards cost us under \$2,700 a year for a service contract. Every homeowner will receive a picture access card. The access card will allow you to enter buildings and also the pool area. You will not need an access card when there is an event. There will be a schedule of dates for the homeowners to come to have their picture taken for the access cards. We hope to begin that process by the end of March and finish by mid-April.

Lou opened the floor for Committees/Clubs reports

Meeting closed at 3:55