

**CAREFREE SHAREHOLDER'S GENERAL MEETING MINUTES**  
**THURSDAY 3/10/22 @ 7:00 PM**

President Joseph Marone Call to Order - 7:00 pm

Board of Directors: Joseph Marone, President, Nicholas Recanati, Vice President, Marilyn Collichio, Treasurer, Marie Persichilli, Secretary, Frank Bracco, Steve Jakalow, Tony Mingo

Pledge of Allegiance

Moment of Silence - Charles Lutz and Ed Basile

Roll Call

Reading of the Minutes, Marie Persichilli, Secretary - All Approved

M. Collichio - Treasurer's Report - Ocean First Operating Budget \$335,294.10; Ocean First Reserve \$137,171.46; ML Cash \$125,000, ML Reserve \$183,877.97, ML CD Restricted \$200,000; total of \$981,343.53, Interest earned \$1,498, Assessments receivable \$59,636.90. Fixed Assets \$1,376,363.84.

\$75,000 CDs were not placed until March 2nd according to ML, so, the plus will not show up until our April statement. We are also working on a budget for this year.

T. Mingo - S. Jakalow and I are working on getting the pool ready. We have many things that we are working on so we can open Memorial Day. Candlewood is providing our pool service this year.

N. Recanati - Code is going good. Just a reminder if you are doing any work on the exterior of the building please come to the office for a construction permit. We are starting committees, so anyone that wants to get involved in our community, we welcome your participation. Whatever your expertise or interests may be we have a place for you.

F. Bracco - Past snow storm was a disaster. The board attended a meeting organized by J. Palmerson with the Mayor to address the snow removal issues and work towards a solution. Unfortunately, Turf Masters can not come out to clear driveways until all the streets are cleared curb to curb by Berkeley. Reminder, if you have a specific need, such as dialysis, please register with the police.

J. Marone - Last month I brought up the destruction of the lights and the same people that install the indoor cameras (AFA) are going to install 7 cameras, they will need a new receiver, I have a bill for \$9,417. Shareholders want estimates. No other estimates were acquired. J. Marone wanted to use the same vendor. (tabled)

Clubs and Committees:

A/C High Rollers-T. LiCausi- buses are filled; contact Fran to sign up. Audits-nothing to report. Bingo-nothing to report Book Club, Painting, Ladies Darts - Book of the month,

School of Essential Ingredients by Erica Bauermeister, Ladies Darts meets Mondays 6:30-8pm Free Care-J. Stanton-Medical equipment and ramps are available, woodshop will install for a fee. R. Delaney is distributing the medical magnet for your refrigerator.

Chair Yoga-C. Bendl-1st Monday of the month. Gazette-J. Quinzer-No flea Market in May, rescheduled for October. Minutes will be published in the next issue. Line Dancing-L. Castronova-Wed 1-2:30pm; Zumba- Friday 11:30 -12:30, \$3, join us. Men's Club- R. Mecca-Men's club meeting will have corned beef and beer to celebrate St. Patrick's day. Jack Bend new Secretary of the Men's club. 4 trips scheduled this year they are all in the

Gazette. 50-50s available, 250 tickets, \$5 ticket. Shuffleboard, Bocce- E. Pruzinskis- Great turn out for Bocce sign up. Still a few openings. Bocce starts week of May 9th, any questions call me. Neighborhood Watch-J. Palmerson- Meeting March 24th 1-2pm, guests are our Mayor, Chief of Police, Detectives, Sheriff and Councilwoman. Speed control on Bimini Drive is being worked on. Deer population will be addressed at the May 5th Coalition Meeting. Currently solicitation is allowed between 9-7pm. Proposed a Motion to designate ourselves as a "No Solicitation" community. All approved. Social Club-M. Pulo- May 15th meeting will be Hot Dog Day, \$5, 2-5, April 7th guest, Jeff Schenker, Adjunct Professor, will talk about D-Day. Woman's Club- C. Rivera-We participated in the "Puppies for Pennies" for seeing eye dogs and made a \$600 donation. Collecting Easter baskets for the Salvation Army families. All upcoming events are in the Gazette and posted on the bulletin board.

J. Marone - 4 Speakers are signed up to speak

Rene Savage- I am not here to complain only to make suggestions to help with our snow issue. Maybe consider doing away with snow plowing or maybe this contractor is not equipped to service our entire community. If we hired two contractors and split the community in half we may be serviced quicker. Many driveways are not done by the contractor and we should not have to pay for all the driveways in our community. I am an essential employee for the County and I must work. I and many others, can not wait 5 days to be plowed out, we need quicker service. F. Bracco - Turf masters can not come out until Berkeley Township plows curb to curb, Turf Masters only do driveways. Our Mayor admitted that they did not have the manpower to work. Our contract with Turf Masters is for 1616 homes, we are currently renegotiating the number of homes.

Many Shareholders voice their concerns about paying a flat rate of homes because many driveways were not plowed by Turf Masters. J. Marone -We are only being charged for 1411 (*Board and Turf Masters are currently in negotiations about lowering the number of homes from 1616 to 1411 serviced*). Shareholders are still concerned that 1411 is not an accurate count. F. Bracco- The contract is a set number of homes, no matter how many homes he actually plows. The grass contract is separate from snow removal, snow removal is per occurrence. We had one snow occurrence this year.

Barbara Tupper -Last meeting, Turf Masters told us he charges for 1616 homes. He went from \$254,000 to \$354,000, he raised his price by \$100,000 cost to us Shareholders. I am really pissed off. This is a small representation of our community, we are a community of 1616 seniors. How much did the snow removal cost for this last snow? F. Bracco- \$79,000. That means \$100,000 increase for lawn service and a one-time charge of \$79,000 for snow adds up to \$479,000. Our Operating Fund is about \$630,000. We are paying \$479,000 for one contract, that is 67% of our entire Operating Fund, where are we going to get the money for the rest of our community expenses? Insurance, salaries, maintenance men, heat, electric, pool where is this money going to come from? According to our bylaws, we should have had an annual budget on or before our January General meeting, when are we going to be presented with a budget? When are we going to know what our expenses are for the year and if we have enough funds coming in to pay

for them? J. Marone -We are working on the budget. *Very loud, multiple persons yelling over each other... Shareholders yelled let her speak.* It is in our bylaws but we do not have one. We should all follow our bylaws. Ok you said we are going to get a budget. I am asking how are we going to afford this? Heights publishes their monthly expenses, so their Shareholders know what is going on in their community. I am asking the board to do the same and publish this information in our Gazette.

Barbara Balasiano - I spoke about my plan at our last meeting. I am working on organizing a "Network of Neighbors" under Neighborhood Watch. I want to enlist volunteers to help our neighbors during state of emergencies. Volunteers will serve as Captains in their area in many different ways, it could include removing snow, they would inform and assist those of need in whatever capacity necessary. Ocean county has an evacuation plan but we will work on a Carefree plan for our residents. Our network will know who is homebound, handicapped and/or disabled, so we can ensure that they will not be overlooked or forgotten. If anyone is interested in joining our group, please contact me at (718) 702-7259. An article will be published in the Gazette.

4th Shareholder was not called to speak.

Joseph Palmerson- added that he is the Emergency Management Person for our community. I support you Barbara Balasiano in your efforts to assist the community. Just wanted to inform all that if a major emergency was to happen a robo call will go out and do our best to inform everyone.

N. Recanati - Informed the community that Marilyn and Marie with some outside help from CPAs will complete our budget and get us back on track. The budget should be done and presented at our April meeting. For example, other communities have snow removal in their budgets which helped them to cover the snow removal expenses and we will also be implementing snow removal in our next budget.

F. Bracco - Reminded Shareholders that during Sandy our clubhouse was used as a safe haven for our residents.

Shareholders requested a robo call when power goes out. MC This facility is here to help you and we will do our best to reach out to all.

Minutes will be send directly to your email per request.

Meeting Adjourned.

Minutes Prepared, March 15, 2022 by Marie Persichilli  
Carefree Board of Directors, Secretary  
(609) 577-0357