

**CAREFREE BOARD OF DIRECTORS OPEN MEETING
JUNE 9, 2022 @1:00 PM**

Pledge of Allegiance to the Flag and a Moment of Silence for our Country, all our First Responders, Ukraine, Military and their families, and for all those that we hold dear.

Motion not to read the minutes, all in favor, accepted, yes

Role Call: President Nick Recanati, present; Vice President Frank Bracco, present; Treasurer, Marilyn Collichio, present; Steve Jackalow, present; Secretary, Marie Persichilli, present

Guests: Detective Bowen, Berkeley Township Police Department; Chris Florio, Esq., Stark and Stark Law Firm, Lawrenceville, New Jersey

Marilyn Collichio-An annual 2022 budget was prepared using the year end reports from our Accountants, it was reviewed and approved by the Carefree Board of Directors. The Balance Sheet, Operating Fund of Carefree lists the organization's assets and liabilities and are based on the general ledger of Carefree. The Balance Sheet reports the financial strength of Carefree. The Replacement Fund on the Balance Sheet is Carefree's savings account used only for essential upgrades and unplanned expenditures. The Carefree annual 2022 Budget is a projection of money needed by Carefree to cover its operating expenses and provide adequate reserves for major repairs and or replacements of the properties maintained by Carefree. The Carefree budget for 2022 is \$970,000. A copy of this budget with supporting documentation is available in the Association office and will be posted on the bulletin board and the Carefree website.

We have formed an Financial Advisory Committee with very qualified residents that will help to ensure that we review, monitor and budget our community funds properly. Richard Polidore is the spokesperson for the committee and will present to all of you the committee's mission.

Richard Polidore, Financial Advisory Committee-The Financial Advisory Committee is a group of 12 concerned community volunteers with financial experience that will provide guidance to the Carefree Board of Directors to fulfill the fiscal responsibilities and facilitate proper administration and protection of Shareholder's funds. The Committee will oversee the Board of Directors to ensure that they are doing their due diligence to protect the community they are elected to serve. The committee has had 2 meetings and are already reviewing records and discussing ways to assist our community.

Detective Bowen, Berkeley Township Police Department- I understand that you guys are angry but I will not tolerate the shouting because we all know after the last meeting what happens, shouting and then punches. I am not here for that. Let's be peaceful. Issue with alcohol, I do not know when this started or who started it but it must stop. Alcohol Beverage Control (ABC) has very strong laws and we must all adhere to them. If you violate them, they will secure your accounts, fine your association and shut down your

building. I am sure that you do not want this to happen. If you want to serve alcohol there are ways to do so legally. You can apply for permits through the ABC and the town. You should consider the liability of your insurance, it may increase. Anything to do with alcohol increases insurance. Detective shares the ABC permit which is a one-time permit that costs \$150 (copies are available in the association office). If alcohol is included in an event ticket or provided for a cost to others, it is considered selling it and you must have a special one-day permit. New Jersey is very strict and if you violate the law they will shut down the operation and fine all involved. The community has been put on notice to stop immediately.

Chris Florio, Esq.- Has been doing HOA association work for over 30 years. Stark and Stark are members of the Community Associates Institute (CAI) a professional National Organization. He explained to the community that their firm is the Corporation Attorney and takes direction from the Board. However, it is their ethical obligation to balance the needs of all the members and the Board to ensure the corporation's protection. He discussed Insurance and its importance. He reinforced Detective Bowen's position regarding alcohol and the consequences. The Board is working closely with Counsel to ensure that we serve with commonality and operate our community in compliance with all Statutes and Regulations. Our By-laws serve the community well but at times State Statute and Regulations will over rule them. There are many new regulations/laws that must be updated and enforced. Open discussion about Radburn regulations; Good Standing, Shareholder's rights to run for the Board, election procedures, open meetings, transparency, etc. All decisions made by the Board affect them as much as the Shareholder's they represent. Every Shareholder is a member of the Corporation and has the right to see everything except: 1. any matter the disclosure of which would constitute an unwarranted invasion of individual privacy; 2. and pending or anticipated litigation or contract negotiations; 3. any matters falling within the attorney-client privilege, to the extent that confidentiality is required in order for the attorney to exercise his ethical duties as a lawyer, or 4. any matter involving the employment, discipline or dismissal of a specific officer or employee of the association. (NJSA 45:22A-46a).

Attorney explained that he cannot address any disciplinary action or pending business by the Board.

All binding voting by the Board must be done in an open-meeting before Shareholders.

Concerns about raising our yearly association dues. A well run organization must do a Capital Reserve Study which provides the guidelines to ensure that the corporation has the proper reserve funds to protect the community and avoid future special assessments.

Advice for alcohol - The easiest way to deal with this issue is simply not to have alcohol. The Board can make the decision whether or not you can bring your own alcohol. The important issues to consider are insurance and risk. There is always a risk when alcohol is involved.

Bylaws that are affected by Radburn, do the bylaws override Radburn? No. Radburn is law. It is the obligation of the Shareholder to know and educate themselves about the laws and rules.

Frank Bracco- Proposals for Cleaning Contract- Proposals were presented to the community. The cleaning contracts were discussed and the Board voted to hire a new vendor.

Question - Is Marilyn Collichio son's business a Conflict of Interest? Chris Florio, Esq.- Marilyn disclosed the relationship, the Board fully vetted that relationship, she is getting zero benefits. By hiring her son's company, the community benefits by saving money. Just because someone has a relationship does not mean it is nefarious, as the attorney for the Board, I have reviewed the situation, and advised, that I did not see any reason why he could not be considered.

Nick Recanati made the motion to accept the contract, seconded, yes - Role Call- Nick Recanati, yes; Frank Bracco, yes; Steve Jakalow, yes; Marie Persichilli, yes; Marilyn Collichio, abstain. - Let the record reflect - Tally- 4 yes, 1 abstain.

Retraction: It was reported to the community that the current cleaning company had no insurance coverage. A former board member hired this cleaning company around 2019. They never submitted a proposal and to date has not been required to do so. Upon review of their file, there was only an October 2021 expired insurance policy. After the meeting, the company contacted the office and they provided an updated copy of their insurance coverage. There never was a lapse in this coverage.

Steve Jakalow- "Pool is open and the water is clear. July 4th we will have karaoke, August 6th is Grandparents day and each child will get an ice cream. I want to give a big shout out to all my badge checkers. You will all find me hanging around the pool. If you have any questions or concerns, please let me know. I want to wish everyone a happy summer."

Nick Recanati- "I was advised by our attorney that much of what I wanted to say, I was unable to do so. If anyone has any questions please come to the office and sit down with us and we will try to answer all your questions. I will share all the paper that you want to see. I am nobody's puppet. The Board received a very offensive unsigned letter. These poison pen letters must stop. We have volunteers that are working very hard for the community including our Board members. We need to stop this separation of our community. We must get together, we are Holiday City Carefree Community."

"I want to thank Tony Mingo, who recently resigned from the Board, for his community service."

"I have to clear the Cops being sent to Mr. Maron's home. He was called multiple times to give us the keys, no answer. We sent him a letter, please give us the keys, no answer. We waited another week, sent a letter, still no answer. That is why we did what we did and sent the police to secure the keys. He comes here and tells all of you that we couldn't wait for him to return the keys and sent the police to his home. I am ending this now, I want to thank the community, I am happy to be your President, I will serve you as long as you want me too, thank you very much."

Rosemary Kosinski -Zumba class instructor submitted a proposal to the Board to teach a new weight and balance exercise program. This 45 minute class will be taught on Tuesday and Thursdays, rockin to the fabulous 50s music. Rosemary is a certified Silver Sneaker Instructor. A great class for everyone, if you have any questions, please contact her at (732) 232-5430.

Comments from the Floor-

Cathy Stanton-Wanted to acknowledge and thank Joe Marone, Ray Mecca, Mary Ronallo, Tony Mingo and Bingo Bob for their service.

Why was Ray Mecca banned? The Board is unable to comment on this.

A request for the minutes to be changed regarding the keys. The minutes are a legal record of the meeting that reflect only what the Secretary sees and what the recorder records.

Marie Mingo shared her feelings about the Board, the community, her job as a badge checker and Ray Mecca. She recommends all Board meetings be videotaped.

Barbara Balasiano -shared her feelings and presented her questions that were asked of a Board member. Discussion got out of hand and the meeting was called to an end.

Nick Recanati made the motion to end the meeting, Marilyn Collichio seconded it and the meeting was officially ended.

Minutes prepared by Marie Persichilli, Secretary
June 19, 2022