

CAREFREE SHAREHOLDERS OPEN MEETING – DECEMBER 8, 2022 1:00 pm

Call the Meeting to Order- Nicholas Recanati, President

Pledge of Allegiance to the Flag

Moment of Silence for all Servicemen and woman, All the Servicemen that lost their lives, Men and woman in Blue, First Responders and Members of our Families and Friends that we have lost.

Roll Call- President Nickolas Recanati, here; Vice-President Frank Bracco, here; Treasurer Marilyn Collichio, here; Secretary Marie Persichilli, here; Steve Jackalow, here; Terry LiCausi, here.

Motion to approve November 10, 2022 minutes and not read them, Motion made, seconded, all in favor, November 10, 2022 minutes are approved. Secretary Persichilli informed the Shareholders of a change in the minutes, the New Year's Eve Party was cancelled due to limited interest of Shareholders. A line was put through that part of the minutes and they will be amended to reflect this.

Nicholas Recanati, President Remarks- I want to thank everyone that voted for me, and who ever did not, my wife thanks you. This year was a tough one for us, we worked very hard to ensure that we completed all our necessary Board responsibilities, such as a budget, new Rules and Regulations, update club by-laws, etc. We had people leave clubs and activities but we got new volunteers that recognized the community needs and came forward. I am so proud of our volunteers; we got the kitchen done, the Café, Bingo, etc. I ask that all the volunteers including the clubs and activities to please stand so we can give you all a big round of applause. We are not going backwards, we are going forward, we don't care what happened in the past, we want everybody to be together, united and we are going to have a better community and I just love everybody in this room. Stay healthy and happy for the Holidays and I wish you all a Merry Christmas, Happy Hanukkah and a Happy New Year, The Shareholder's kitchen and Café are experiencing great success. A special thank you to Barbara Tupper for managing the kitchen, Barbara Balasiano for making delicious homemade soup every week for our Bingo players and Leslie our resident baker who always ensures that we have yummy homemade treats. If you want to try the food and not play Bingo come to the side window and the kitchen will serve you. I assure you that it is absolutely delicious and every week they have a special sandwich. Bingo has been extremely successful under the new management of Rich Dalbo, he introduced new games, which raise additional revenue and the money raised by Bingo now pays the Bus Transportation bill in full which saves all Shareholders money.

Marilyn Collichio, Treasurer – We have reached an operating budget for the year of 2023, you will find a copy on the back table along with the accomplishments of the Financial Advisory Committee. Keep in mind this is a prospective budget, nothing is etched in stone, we used an 8% increase in our expenses for the year. Your new coupon book will be received this week and the assessments for the 2023 year are \$560 a year, \$140 a quarter. If you have any questions regarding the budget please save them and come into the office to discuss them. I want to thank the Financial Advisory Committee; they worked 3 intense weeks to finalize this budget for the community. Please stand and be recognized. Thank you very much. We must **vote to accept the 2023 budget- Terry LiCausi, yes; Steve Jakalow, yes; Nicholas Recanati, yes; Frank Bracco, yes; Marie Persichilli, yes; Marilyn Collichio, yes. Unanimous vote and the budget is approved by the Carefree Board of Directors.** I want to add that if you did not get a copy of the 2023 Carefree Corporate Business Plan they are on the back table and available in the office. My term is up at the end of this month, I want to thank everyone that supported me and I will miss everyone very much. Thank you.

Frank Bracco, Vice President – I have been on this Board for quite a few years, I am in this community for 16 years. To my knowledge, no one had to go through what this particular Board did, we inherited a mess. Everything we did, we did for the betterment of the community. We are under a microscope, we were in big trouble. This Board worked nights, weekends, including Sundays to keep us a float. We made quite a few changes. The Financial advisory Committee oversees everything that we do. We now must answer to others. The checks and balances that we put in place are for the community's protection. I have served on many other Boards and organizations and in all my years, I have never seen a group of people pull together as this group right here has. Thank you.

Marie Persichilli, Secretary- I want to make everyone aware of something that has come to the office's attention-we recently have had Cash for Homes solicit to Shareholders in the community to purchase their homes. They are purchasing your home on behalf of someone else, it is technically a two closing process, because they are paying you for your home and immediately selling it for much more to their client. Cash for Homes is trying to get around our by-laws for closing on properties. If it was outside of our community with no by-laws you probably would not have the problems we are experiencing. We have transfer fees, application fees, required documentation, etc. They are not realtors. They will probably low ball you on the price of your home and sell it for much more. They are in the business to make money. Before you get involved, please read all the fine print, contact our office to ensure that everything is up and up. We will be putting something in the Gazette to alert all 1614 households.

As you all know, there has been a lot of talk about our 55 status, who can buy our homes, etc. The township has been fighting on our behalf. Our former attorney, Paul Leodori, who represents some of the other communities, has reached out and is trying to drum up some business. Someone was nice enough to share Mr. Leodori's letter, addressed to the Holiday Heights Board Members. I do not know how this got out in the "street". When we, the Board receive something addressed to us, we cannot share it with the public. I have his letter and I am uncomfortable sharing it without permission of Holiday Heights Board. Mike Signorile, Councilman and President of the Senior Coalition has discussed this issue with all our communities. The Board trusts Mr. Signorile, Mayor Amato, and the Town Council to protect the residents of Berkeley Township and our community. We have been advised that the township attorneys are taking the lead in this matter at no cost to our communities. Therefore, there is no need for us to initiate the services of an attorney and spend unnecessary Shareholders funds. We all know that we are fortunate that the Mayor and his team always have the best interests of the residents of Berkeley. The decision rendered by Judge Marlene Lynch Ford is being opposed. We will continue to keep everyone advised of this matter. The Board is discussing ways to safeguard our community if we should lose this case, such as allowing persons to only own a certain amount of properties to avoid our community becoming a rental business. Please do not get alarmed at this time, let's put our trust in our Mayor, Council and the Senior Coalition. As we learn more, we will update the Gazette and continue reporting the information as we learn it, to the community. Please don't worry about this and enjoy your holidays.

Terry LiCausi- I never thought that I would be back on the Board, but I want to say that this Board works so hard. I am so proud of them. Thank you for giving me the opportunity to help them and all of you. I wish you all a happy and healthy New Year and a Merry Christmas.

Steve Jackalow- Thank you to all the volunteers this year. Have a great holiday. Thank you.

Nicholas Recanati – The Board is going to vote on Amendments to the Rules and Regulations. There are copies available on the back table.

ADMENDMENTS TO THE CAREFREE RULES AND REGULATIONS

CURRENT: pg. 2-6

ARTICLE II, CLUBHOUSES AND FACILITIES, SECTION A. GENERAL: 17. Behavior: Loud, abusive or profane language will not be tolerated. Arguments should be avoided and restraint from improper behavior should be displayed. **Offenders will be suspended or barred from the clubhouse and facilities.**

PROPOSED:

Loud, abusive, threatening, profane language, cyber-bullying, or any form of bullying is prohibited. All Shareholders/residents must not be disruptive at any meetings or community events. Arguments must be avoided and restraint displayed at all times. Physical altercations will **NOT** be tolerated. Offender(s) will be suspended for no less than three (3) months, and barred from the use of our clubhouses and all facilities by the discretion of the Board of Directors; second time offenders risk being barred indefinitely and fined. Appropriate fines shall be imposed and all fees incurred by the Association shall be the sole responsibility of the offender. The offender(s) will not be allowed on community property until the suspension is lifted and all fines/fees are paid in full.

VOTE: Nick Recanati, yes; Frank Bracco, yes; Marilyn Collichio, yes; Marie Persichilli, yes; Steve Jakalow, yes; Terry LiCausi, yes. Approved

ADDITION:

SECTION A. GENERAL: 18. Alcohol Beverages: – Under no circumstances are alcohol beverages to be stored or sold on any of the Carefree community grounds. Any person or event that serves/sells alcohol must follow all applicable law; obtain and pay for the proper permits and an insurance waiver from the Association insurance company for the one-day event. Permits must be provided to the Association office prior to the event and displayed for public view at the event. All alcohol must be removed from the premises when the event ends. Offenders shall be sanctioned, fined, and barred from the use of our facilities for no less than three (3) months and the offender(s) will not be allowed on community property until all fines and fees are paid in full, second time offenders risk being barred indefinitely and fined. In the event that the community is sanctioned for this abuse, the offenders will be solely responsible.

VOTE: Nick Recanati, yes; Frank Bracco, yes; Marilyn Collichio, yes; Marie Persichilli, yes; Steve Jakalow, yes; Terry LiCausi, yes. Approved.

CURRENT: pg. 2-9

ARTICLE V, COMMUNITY BUS SERVICE, SECTION A. Operation of the Bus: 1. A community bus is provided for local transportation and may operate Monday through Friday (except holidays) in accordance with the posted schedule, as determined by the Board of Directors.

CHANGE:

A community bus is provided for local transportation and operates 2 days a week. If the scheduled day falls on a holiday the driver will reschedule that day bus service.

VOTE: Nick Recanati, yes; Frank Bracco, yes; Marilyn Collichio, yes; Marie Persichilli, yes; Steve Jakalow, yes; Terry LiCausi, yes. Approved.

CURRENT: pg 2-11

ARTICLE IX, FINES AND LIENS A. Power to Fine:1. The Board of Directors has the power to promulgate and adopt Rules and Regulations as may be necessary to carry out the intent of the Covenants and By-Laws and shall have the right to bring lawsuits to enforce the Rules and Regulations so promulgated. The Board also has the right to levy reasonable fines for violations of the Covenants and Restrictions, By-laws and Rules and Regulations.

PROPOSED:

The Board of Directors has the power to promulgate and adopt Rules and Regulations as may be necessary to carry out the intent of the Covenants and By-laws and shall have the right to bring lawsuits to enforce all governing documents of the Association. The Board has the right to levy reasonable fines for violations of the Covenants and Restrictions, By-laws and Rules and Regulations. All community amenities are for the enjoyment of our Shareholders in Good Standing. Households that owe assessments, fees or fines shall be banned from all community amenities and activities until the debt(s) is satisfied.

VOTE: Nick Recanati, yes; Frank Bracco, yes; Marilyn Collichio, yes; Marie Persichilli, yes; Steve Jakalow, yes; Terry LiCausi, yes. Approved.

ARTICLES ADDED TO THE RULES AND REGULATIONS

ARTICLE XI – NO SOLICITING & DO NOT KNOCK REGISTRY

- A. Soliciting is not allowed at any residence or on any property on which is posted a sign expressly prohibiting such activity. A sign or other like warning must be posted, stating "**No Soliciting**", and must be honored by all licensed peddlers, canvassers or itinerant vendors per Berkeley Township Municipal Code § 5-1.10. Please be aware that certain organizations are exempt from the licensing requirements of the Township and may not be subject to this requirement. This includes charitable organizations, religious organizations, governmental agencies, and political parties.
- B. Residents should also submit a request to the Township to be added to the "Do Not Knock" registry. Completion of the "Do Not Knock" request form is required, and is available from the Township Clerk's Office during normal business hours, by mail or by phone request. A copy of the request form can also be found in the monthly Holiday City Carefree Gazette. Any owner and/or occupant who have requested enlistment on the "Do Not Knock" Registry shall display a sticker indicating enlistment on the "Do Not Knock" Registry. Licensees are not allowed to peddle, canvass, vend or conduct door-to-door sales at any premises identified on the current "Do Not Knock" Registry. Should they attempt to do so, occupants should note their name, company name, and license number, if possible, and forward that information to the Berkeley Township police.

VOTE: Nick Recanati, yes; Frank Bracco, yes; Marilyn Collichio, yes; Marie Persichilli, yes; Steve Jakalow, yes; Terry LiCausi, yes. Approved.

ARTICLE XII – FIDUCIARY DUTY OF THE BOARD OF DIRECTORS

The Board of this Community shall act honestly, in good faith, and in the best interests of the Shareholders. In order to ensure this, the Board shall:

- Establish their commitment to the overview of all financial matters
- This financial overview will be conducted by the Financial Advisory Committee, an internal group of Shareholders with verified financial credentials. In this context, these members shall be Shareholders with experience such as, banking, bookkeeping, CPA, accounting, contracts, office management, small business administration, real estate. These members shall be bound by an oath to uphold and preserve the fiduciary responsibilities of the Carefree Corporation.
- It is this committee's responsibility to ensure that the Board always exercises due diligence of the Shareholders' monies and always acts in the best interests for the Community.

- The committee members will have the responsibility to review all Board activities with regard to financial matters in areas including, but not limited to:
 - a. Budget
 - b. Income and expenses
 - c. Contracts
 - d. Annual and Special Assessments
 - e. Capital Reserves and Projects
 - f. Conflicts of Interest
 - g. Assessment proposals
- These members along with Board approval shall be required to report their committee activity at monthly Open Meetings of the Shareholders
- The Board of Directors shall not discontinue The Financial Advisory Committee; this committee is the overseer of all Carefree Corporation Funds.

VOTE: Nick Recanati, yes; Frank Bracco, yes; Marilyn Collichio, yes; Marie Persichilli, yes; Steve Jakalow, yes; Terry LiCausi, yes. Approved.

Let the record reflect that a vote was held at the Carefree Open Meeting in front of the Shareholders and all proposed Amendments were voted on and approved by the Carefree Board of Directors.

Club Reports- All upcoming activities and club information that is published in the Gazette will not be included in the meeting minutes.

A/C High Rollers- Fran Lucante- Presented a check for \$4,500 to Carefree

By-Laws- Donna Edminister- Proposed changes have been sent to the Board for their comments and we will keep everyone advised.

Election/Nominating Committee- Barbara Tupper -We had an army of 34 volunteers on election day. They all did an amazing job. Candidates- Maureen Barberi, 3 year term, 236 votes; Ray Mecca, 3 year term, 205.5 votes; Nicholas Recanati, 2 year term, 209.5; Cathy Stanton, 2 year term, 245 votes. I want to thank the election committee, Dave, Joann and Bob they were amazing.

Chair Yoga – Carol Bendl – presented a check for \$1,800 to Carefree

Gazette- Joan Quinzer-Presented the Carefree Board \$6,790.09

Friday Dance Party/Exercise- Terry Regina- Presented a check to Carefree for \$3,800

Social Club- Mary Puleo- Presented a check to Carefree for \$4,250

JoePalmerson-Neighborhood Watch- The police advise you to keep all your doors locked. Discussed the possibility of a new grass and snow contract if we can get out of the existing contract. I will be holding 4 Neighborhood Watch meetings throughout the year.

Minutes prepared by Marie Persichilli, Secretary, Carefree Board of Directors
December 10, 2022