

## CAREFREE SHAREHOLDERS OPEN MEETING MINUTES-MARCH 9, 2023- 7:00 PM

Call the meeting to order- Nicholas Recanati, President

### **Pledge of Allegiance to the Flag**

Please stand for a Moment of Silence Moment of Silence for peace in our County and our Servicemen and woman, the Police, Fire Fighters, First Responders and residents and loved ones that we have lost. Keep in mind, as we enjoy our carefree lifestyle we must remember those that have suffered great losses and tragedies. Many people have died and continue to suffer from COVID, the war continues in Ukraine, the recent earthquake in Turkey and the residents and victims of the train derailment in East Palestine, Ohio.

**Role Call:** President Nicholas Recanati, here; Vice-President Bracco, absent; Treasurer Maureen Bariberi, here; Secretary Marie Persichilli, here; Steve Jakalow, here; Raymond Mecca, here; Cathy Stanton, here.

If a Shareholder would like to address the Board of Directors, they must sign up prior to the meeting and indicate the nature of their question and if their question is directed to a certain Director indicate whom they would like to answer the question. The President will not take questions from the floor from persons that have not signed up to speak. Shareholders and Residents are always welcome to come to the office and Board members are accessible to our Shareholders and Residents. Please turn off your cell phones

**Vote to approve January 12, 2023 Open Shareholders General meeting minutes, approved. Vote to approval February 9, 2023 Open Shareholders General meeting minutes, approved.**

**Nicholas Recanati, President**-March we celebrate National Woman's History Month. When we think of famous woman in history, probably the first ones that pop in your head are Susan B Anthony, Queen Elizabeth, and Justice Ginsberg but the first woman that I celebrate is my Mother. Our moms are the ones with whom history begins in our families.

March 12th is daylight savings when our clocks "spring forward". I am a night owl and I love to sleep in, so this does interfere with my beauty sleep. Don't forget to set your clocks ahead. Everyone is looking forward to March 20<sup>th</sup> the first day of Spring especially after this crazy winter weather. Remember Carefree has many outside organized activities for everyone. A big thank you to Luis and Sue, for starting Corn Hole which will be played outside this Spring. Sign up, meet new friends and have fun.

- Sheds and Fences- The Board has proposed a change in the Rules and Regulations regarding Sheds and Fences. A copy of the proposal is available in our office, posted on the bulletin board and will be published in April's Gazette. The Board of Directors will vote on May 11, 2023.
- We have had many complaints about people not picking up after their pets. Please be courteous, picking up doesn't mean leaving the bag at the spot. You must pick up and deposit the package in your own garbage can.
- Notary Services are available in our association office. Please call the office to make an appointment with Marie Persichilli at (732) 349-2050.
- As you are all aware, we have been struggling financially and are making necessary changes to save our community money. We have announced forming a Fundraising committee but we

need volunteers to get this started. This committee will raise much needed funds which will offset capital expenses and our yearly association dues.

I cannot thank all the volunteers and especially my fellow Board members enough who work endless hours and are truly dedicated to the welfare of Carefree. Keep up the good work and thank you, thank you, thank you!

The Board has an open-door policy to address all Shareholders and Resident concerns, suggestions and complaints. If you don't bring it to the Board, we cannot help you. Get the facts; do not rely on hearsay or gossip. We are all here to promote goodwill and support our entire community.

**Maureen Barbieri, Treasurer**- Good evening and thank you for coming out tonight for our monthly community meeting. The April Gazette will contain our January and February expenses vs. budget. If any Shareholder has a question regarding these numbers, please come to the office, as I am usually there every day, my husband can attest to that. If I am not there see Marie Persichilli, our Secretary, she is there almost every day as well and she will set up an appointment.

We have instituted several new procedures in the office to maintain control over documents and expenses. For example, all requests for equipment, cleaning supplies, paper products and office supplies must submit a new purchase order form to be approved by the board or myself prior to ordering. All inventory, will be monitored on a monthly basis. The Financial Advisory Committee (FAC) will be handling that.

We have been advised that we may need a new furnace in Building B. We are obtaining three separate bids which will be reviewed by the FAC before selection. The FAC has been meeting bi-weekly and assist the Board and myself in multiple projects. Their assistance has been incredibly productive. We really have come a long way in a few months.

The Clubhouse office now runs \$20,000 under budget. Our office was previously limited to 2 full-time employees. This staffing procedure strained our operations due to expenses, workload, scheduling conflicts and required office hours. One staff employee resigned in February which freed us up to hire 3 part-time employees, which equals one full-time position. Overall, we are operating with one full-time Office Manager and 3 part-time office workers. All employees will be subject to a formal bi-annual review per their employment agreement. We also hired a payroll company whose services started March 3<sup>rd</sup>, overall this change will save us approximately \$6,000 this year.

Lastly, we have submitted 2022 financial documents to Mirra & Associates, Certified Public Accountants. They specialize in homeowner associations audits. They will conduct an extensive and comprehensive audit of our 2022 fiscal year.

Thank you for your patience and support as we move forward in rectifying our internal processes and financials.

**Marie Persichilli, Secretary**- Nothing to report, other than we should all wish Terri LiCausi, former Board member a very Happy Birthday today. God bless you and thank you for your commitment to our Carefree community always. We love you Terri.

**Steve Jakalow, Director**- Nothing to Report.

**Cathy Stanton, Director**- Nothing to Report.

**Raymond Mecca, Director**- Someone made a phone complaint and did not identify themselves regarding an unsanctioned trip I arranged with 18 couples, going to see the Billy Joel play and having dinner. There was no such trip; it was a group of 8 couples that went to see the play and have dinner.

**Nicholas Recanati, President**- Welcome to the Board. When a concern or complaint is received about a Board member and they do not identify themselves we must address it because it concerns a Board member. This complaint was discussed with Director Mecca in a private session; this should not have been brought out in this forum. The complaint had no merit and there was no action taken.

### **COMMITTEE AND CLUB REPORTS:**

**A/C High Rollers**- Fran Lucante/Theresa LiCausi- Trips run monthly, join us.

**Bingo**-Rich Dalbo-Bingo is doing great! Bingo pays for your bus. All the money from the Bingo kitchen goes to support the community. We even have some people that do not play Bingo but just come for the food.

**Book Club/Painting Class**- Lynda Schmid-discussed the book Toms River: A story of Science and Salvation by Dan Fagin, it is a non-fiction book about the Ciba Geigy dumping grounds and an in-depth history about the plant and how it affected the area. We live within the 3 mile radius of the plant.

**Chair Yoga-Yoga/ Fitness Class and Friday afternoon Dance Party**- Carol Bendl & Terry Regina-All classes cost \$3.00. We are having fun and making money to support our community.

**Corn Hole**-Luis and Sue Segovia-Thank you to everyone that participated in the Corn Hole tournament.

**Freecare**- John Stanton- We have plenty of wheelchairs, traveling wheelchairs and provide helpful services for residents, you can find our information and phone number in the Gazette.

**Galavanteers** Club-Fran Newsome- The trips are going great. Join us. Call me for further information.

**Gazette**-Joan Quinzer- Flea Market scheduled for May 6<sup>th</sup>, call me for a table. Bingo kitchen will be supplying the food.

**Ladies Darts**-Trish Monto Autore- Darts are doing well. Darts end in April but next season starts in August.

Ladies Shuffleboard- Ann Krey- Everything is running good. I have a new assistant, Janet Cooper. Next season begins in September.

Line Dancing- Cathy-Lee Castronova- Every Wednesday at 12:30-2:30pm and it is free.

Mens Shuffleboard/Bocce- Ed Pruzinskis-Bocce sign up went well, we have 200 that signed up. We have a waiting list, so please sign up. We desperately need umpires for this season.

Neighborhood Watch- Joseph Palmerson-March 23<sup>rd</sup> Neighborhood Watch meeting with the Mayor and the Fire Department, focus will be fire protection. Working on No Solicitation, get the hours changed to 11:00 -3PM with a legal permit. Working on an Advance Notification Proposal, to ensure that the owners know who is on your property. Report drug activity to me.

Social Club- Mary Puleo-Italiano Night is SOLD OUT at 130 tickets.

Womans Club- Sue Pruzinskis- The Saint Patrick's Woman's Club is SOLD OUT, at 130 tickets. Tricky Tray will be in August or September and I will be calling volunteers to help. I am still working on the "Pool Party".

All upcoming events, activities, classes and scheduled meetings will be found in our monthly Gazette.

Meeting Adjourned

Minutes prepared by Marie Persichilli, Secretary

Carefree Board of Directors

3/11/23