

## **CAREFREE SHAREHOLDERS OPEN MEETING MINUTES-April 13, 2023- 1:00 PM-2:00 PM**

**Call the meeting to order-** Nicholas Recanati, President

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

Please remain standing for a Moment of Silence for our Servicemen and Woman, Police, Fire Fighters, First Responders, our loved ones and residents who are no longer with us, especially Pete Carrelli. Pete was a great guy. Peace for our County and the World especially with the pending threats from China and the war in Ukraine. We are blessed to be enjoying our Carefree lifestyle and must never forget those that are suffering and not as fortunate, especially Frank Bracco our Vice-President, who recently had COVID and the Noro Virus and is still recovering at home.

**Role Call:** President Nicholas Recanati, here; Vice-President Bracco, absent; Treasurer Maureen Barbieri, 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. If you would like to direct your question to a certain Director please indicate whom you would like to answer your question. No questions or comments will be taken from the floor from persons that have not signed up to speak. The Directors are always accessible to our Shareholders and Residents and we welcome all to come to the office if needed, to meet with us.

### **Motion to approval the March 9, 2023 Open Shareholders General meeting minutes, approved.**

**Nicholas Recanti, President-** Spring is upon us, and what better time than to play it forward, reach out to an old friend, help a neighbor or volunteer in our community. All are welcome. We appreciate all our terrific volunteers who assist the Board and provide good will for all our Shareholders and residents.

- Sheds and Fences- The proposed changes are posted on the bulletin board and the Board of Directors will vote on this change at our May 11 2023 Open General Meeting.
- We have had many complaints that people are not picking up after their pets. Please do not leave the bag at the location, you must take it with you and deposit it in your own garbage can.
- Notary Services are available by appointment in the office by calling (732) 349-1050.
- I want to thank our office staff for their hard work and dedication. Some of them are residents of our community, they bring a wealth of experience and knowledge that is helping to improve the functionality of our office and services for the community. In order to protect the integrity of our office, the Board implemented that all employees and volunteers must agree and sign a Confidentiality Clause. This protects our Shareholders and Residents personal files and sensitive corporate information.
- The office has implemented a new procedure for making copies for clubs and committees. When requesting copies from the staff, all club and committee requests must be logged in. The date of the request, your name and contact number, number of copies, date needed and when completed the office will contact you and ensure that your copies are done timely.
- Maintenance is responsible for cleaning the coffee pots, putting them away and mopping the kitchen floor after all events. I ask that anyone using the facilities clean up after yourselves, that includes wiping down all the counters, put everything you use away and sweep the floor. We must all work together to keep our kitchen sparkling.

- As you are all aware, we have been struggling financially and are making necessary changes to save money. We welcome everyone's ideas to cut costs or raise funds necessary to offset capital expenses and our association dues. I cannot thank all the volunteers and my fellow Board members enough who work endless hours and are truly dedicated to the welfare of Carefree. A special shout-out to Mary P. and Sue P and all our other committee Chairs who are hosting many great events which assist in raising much needed revenue for our community. Thank you, thank you, thank you.
- The Board has an open-door policy and welcomes all Shareholders and Resident's 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. It is our job to promote goodwill and support the community.

**Maureen Barbieri, Treasurer-** I am going to run through a couple of numbers, all this information will be in your next month's Gazette. Income for our first January- March is \$225, 900 that is our HOA assessments. We are right on target, 25% of the year has elapsed. Other total income was \$32,900 and this includes new home sales, auditorium rentals and the real estate office rent. Total of \$258, 800 which again, is right on target for this quarter income. Expenses for the 1<sup>st</sup> quarter, our insurance premiums arrived in April, therefore we accrued a sum of \$22,000. Lawn cutting has not begun but we accrued \$80,000 this was done in order to balance our Profit and Loss Statement. We are currently in negotiations with Turfmasters to eliminate 2 cuts, hopefully that will save us \$40,000. Office expenses are running under budget, custodian salaries are running right on budget, overall our expenses were \$181,100, leaving a net profit of \$77,700. All these figures will be in detail in the May Gazette. Thank you very much.

**Nicholas Recanati** – Directors Reports:

**Marie Persichilli-** I have nothing to report.

**Steve Jakalow-** We just signed the pool contract with Candlewood, they are the same company we used last year. They did a fantastic job. Our pool will be open Memorial Day weekend through Labor Day weekend. I am in the process of obtaining the permits from Berkeley Township and ordering the required inspections. Yesterday we had the Bocce courts reconditioned. It took about two hours and they look great. Our Bocce season starts in May.

**Cathy Stanton-** Thank you all for coming.

**Ray Mecca-** Ditto.

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

1. Bingo-Rich Dalbo- Bingo is doing really good. Bingo proceeds purchased 21 new tables; the board will be purchasing an additional 21 tables. We are looking into purchasing much needed card tables. The bus is paid 100% by our Bingo proceeds.
2. Book Club/Painting Class- Lynda Schmid- book club is reading Teacher of Warsaw, by Mario Escobar; painting group's display today is tulips, windmills and wooden shoes. If anyone is interested in an update on the Ciba plant, I have a copy of the proposal and I can show it to you.
3. Chair Yoga- Carol Bendl presented the Board with a check for \$1,000 profit for January-March 2023
4. Freecare- John Stanton- We have 28 volunteers that change bulbs, flip mattress and put things into your attic, if you need anything my number is in the Gazette or call one of girls that answers the phones and give them a message.
5. Galavanners Club-Fran Newsome-upcoming trips- August 24<sup>th</sup> "Disaster" at Surflight Theater, dinner at the Waterfront; October 4<sup>th</sup> "Moses" at the Sight and Sound Theater, dinner at the Shady Maple; November 15<sup>th</sup> the Shoreclub for the Billy Joel, Carole King and Ray Orbison impersonators.

6. Gazette-Joan Quinzer- All Fran's trips are advertised in our Gazette. We are preparing for our May 6<sup>th</sup> flea market, we still have a few tables, if interested please contact me.
7. Ladies Darts-Trish Monto Autore- Darts start again at the end of August, if interested my number is in the Gazette, give a call.
8. Ladies Shuffleboard- Janet Cooper- our get together will be scheduled at a later date.
9. Friday Dance Party & Exercise- Rosemary Kosinski- Our classes are well attended. Come on out for stretch and balance classes and/or come to our dance party on Friday and have some fun.
10. Men's Shuffleboard/Bocce- Ed Pruzinskis-Men's shuffleboard will start new season in September. Bocce, please do not walk on the courts. The Bocce leagues are full but we do have a waiting list.
11. Neighborhood Watch- Joseph Palmerson- Discussed the "Deed and Title Theft Scam" and distributed information provided by the Ocean County Clerk's office. May 25<sup>th</sup> Neighborhood Watch meeting will be honoring Mayor Amato for his support for our community and our Neighborhood Watch program. Distributed instructions on how to sign up for the free Property Alert Service, these instructions will be published in our Gazette.
12. Skee-ball- Bob Kennedy- Season ended and everybody had a great time
13. Shareholder's Kitchen- Barbara Tupper- Bingo kitchen is doing really good; we will be providing food for the May 6<sup>th</sup> flea market. Presented a check in the amount of \$3,300 for January-March Tuesday night bingo kitchen. Thank you to all the volunteers, you guys did a great job!
14. Social Club- Mary Puleo- See the Gazette for all the up-coming scheduled events. June the 4<sup>th</sup> we will end our Social Club season with From Motown to Yo' Town featuring Billy Phillips .
15. Woman's Club- Sue Pruzinskis- Our Veterans dance will be held on May 20, 2023 and all Veterans receive a \$3.00 discount. We just held our 2<sup>nd</sup> tricky tray meeting, all is going well. We need more volunteers. All proceeds from this event will go to the Holiday City Carefree Corporation and utilized to support the needs of our community.
16. By-laws- Donna Edminister- The By-law committee has finished their review of the Radburn regulations and that information has been forwarded to the Board of Directors for their review and comments. We will be moving on to review the By-laws and if anybody has any regulatory experience, legal experience and wants to volunteer to be a member of our committee, I would really appreciate your assistance because we need more people to review and provide their opinions of what should or should not be in our by-laws. Please call, my number is in the Gazette.
17. Carefree Network of Neighbors- Vincent Zenna- Presented the over-view and mission statement for this newly formed community Club. This club is open to both men and woman. Anyone interested in joining this club, please contact them, their number are in the Gazette. This club will meet on the 3<sup>rd</sup> Thursday of the month.

#### **SHAREHOLDERS COMMENTS:**

**Brenda Russotti**- Requested that the October 27, 2022 letter addressed to Raymond Mecca regarding an unsanctioned bus trip he held on December 15, 2022 which was posted on the bulletin board be removed. She felt this letter may have triggered the recent Shareholder complaint Director Mecca disclosed at our March 9, 2023 Open Meeting (approved 3/9/23 minutes). President Recanati quickly responded after Director Mecca's announcement, that the complaint was received by our office and addressed at an Executive Session. The complaint had no merit and the Board took no action, so it was a moot point. Shareholder complaints received by the Board are confidential; therefore, this complaint should never have been disclosed by Director Mecca to the community. Terri LiCausi responded to Ms. Russotti that she is responsible for the bulletin boards and said that it was an oversight and apologized for not removing the letter. President Recanati assured Brenda Russotti that the letter will be removed. The October 2022 letter referenced by Ms. Russotti is hereby recorded into the April 13<sup>th</sup> Open General Meeting Minutes.

October 22, 2022 Letter (font changed to fit in the body of the minutes):

**HOLIDAY CITY CAREFREE HOMEOWNERS ASSOCIATION  
BOARD OF DIRECTORS  
98 BANANIER DRIVE  
TOMS RIVER, NEW JERSEY 08757  
(732) 349-1050  
October 27, 2022**

Mr. Raymond Mecca  
1 Bahamia Drive  
Toms River, New Jersey 08757

RE: Parking at the Clubhouse Parking Lot for an Unsanctioned Bus Trip

Dear Mr. Mecca:

It has been brought to the attention of the Carefree Board of Directors that you scheduled an "invitation only" unsanctioned Christmas bus trip for December 15, 2022 and informed your participants that they are to park their automobiles in the Carefree community parking lot. As the former President of the Men's Club, you had full knowledge of our rules regarding community activities and totally disregarded them. Our Holiday City Carefree Trilogy, **Rules and Regulations, ARTICLE IV, UNSANCTIONED BUS TRIP, pg. 2-9** state "Buses and participants on a trip not run by the community's Clubs or Committees and not sanctioned by the Board of Directors may not use Community property."

The Board of Directors did not author the Carefree Trilogy; however, it is our duty to enforce all our governing documents. You placed the Board and our community in a very difficult position. You intentionally did not request an exception from the Board to our rules. This Christmas bus trip was not offered to the community at large, it was a Mecca invite only event; therefore it is an "Unsanctioned Bus Trip". The Board of Directors does not want to disappoint the many participants that plan on attending, so we voted for a special disposition for this event only and will allow the participants to park their automobiles in our community parking lot at their own risk, however, please ensure that the bus does not park on the community property. In the future, any unsanctioned bus trips will not be granted permission to use community property.

This letter should end any confusion for our Shareholders/Residents regarding permission to park on our community grounds while attending this event. The Board of Directors wishes all attendees a great time.

Respectfully,

Nicholas Recanati, President  
Carefree Board of Directors

\* Posted on Carefree Association Bulletin Boards  
Cc: to Board recorded minutes

ANNOUNCEMENT OF NEXT OPEN SHAREHOLDERS MEETING-  
May 11, 2023 at 7:00 pm  
ADJOURNMENT- Have a great day!

Minutes prepared by Marie Persichilli, Secretary  
Carefree Board of Directors  
April 15, 2023