

CAREFREE SHAREHOLDERS OPEN MEETING MINUTES-5/11/23-7:00PM

Call the meeting to order- Frank Bracco, Acting President

Pledge of Allegiance to the Flag

Moment of Silence for our Servicemen and woman, the Police, Fire Fighters, First Responders, our residents and loved ones that we have lost. Thank you.

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.

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

Motion to approval the April 13, 2023 Open Shareholders General meeting minutes, approved.

Frank Bracco Acting President: On behalf of the Board and myself, we wish all Moms a very Happy and Healthy Mother's Day. Celebrate and enjoy your special day with your loved ones.

- If you need Notary Services or Shareholder/Resident Photo IDs please contact our office to make an appointment. Remember you will need these badges for entry into the pool.
- I want to thank our office staff for their hard work and dedication. We are currently exploring updated user friendly programs which will provide accurate fiscal reporting and better productivity.
- The newly implemented photocopy procedures have been working out well. Thank you to everyone for your cooperation.
- I want to thank everyone that is brainstorming and suggesting future fund raising ideas. We will be moving forward on these suggestions soon. This is our community and we need everyone's input in aiding to raise necessary \$\$\$ to offset our capital expenses and yearly association dues.
- Thank you to all our volunteers for your community service and dedication.
- The Board of Directors has been asked by multiple Shareholders if a lawsuit has been filed against the community. To avoid rumors and gossip, the Board of Directors must advise the community that the community has been served and counsel has advised us that we are unable to make any comment on this case. However, litigation is a matter of public record.

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, your neighbors or gossip. We are all here to promote goodwill and support the community.

Maureen Barbieri, Treasurer- Good evening and thank you for coming out this evening. Regarding our total income—Our assessment revenue as of April 28th is \$301,280. Additional income from clubs, new

homeowner's transfer fees, real estate rental and the auditorium rental total \$56,644, for a total income of \$357,924. Our Expenses to date are \$286,663, included in this total are our insurance premiums of \$44,300, lawn cutting expense of \$129,988 with an accrual that will be reversed in our May general ledger. The Board of Directors purchased 21 new tables for our auditorium which cost \$2,772. We contracted with Candlewood Pools and have paid our first and second deposit for pool maintenance, our pool opens Saturday May 27th. Our cleaning company, Jersey Shore Cleaning has been on a three day week rotation for both buildings but will resume 5 days per week which will include the men's and woman's showers. This month we were able to contribute \$20,000 to our Merrill Lynch Reserve Account. Our total net income is \$71,261. A complete profit and loss statement will be published in the June Gazette. Thank you.

Cathy Stanton- I'd like to thank all our clubs, Neighborhood Watch and Freecare for all you do to make this community better. This is a community of friendship and fun. I have been working with the Woman's Club committee for the gift auction for September and a lot of woman are involved. I would ask that if anyone could volunteer to help out any of these clubs to come forward with anything that they may be able to do like serving, helping out the entertainment committee, it would be greatly appreciated. We need everybody to support these clubs by buying tickets and coming to these events and joining all of us and get this community hopping. We are a great community and I hope that you will join in some of the activities, we have bocce, shuffleboard, the pool and I hope to see you all at the events and join in. We can use all the friends we can get. Thank you.

Raymond Mecca Spring time is here. And I am sure that some people are getting ready to do some serious work on their homes. Just remember, stop at the clubhouse and pick up a work order form, don't go ahead and do something and then it has to be removed or taken down. We send a Code Official over, they clear everything with you, and then you can do whatever you have to do. As far as the grass cutting, it is the season; it hasn't been too bad so far. I have only had about 4 or 5 complaints. If you have a problem with the lawn people, come down to the office, get the paperwork complaint form, fill it out, I will call and you will get a visit from me. I promise you, I will look at it, and do the best I can to rectify the problem. Not all the problems belong to Turfmasters. Remember sprinkler heads no longer count for the last few years. Look at our grass cutting schedule, take a walk around your property the day before, if any of them are up, just tap them down, they will go right back down. Thank you.

Marie Persichilli - Vote on the amendments to the Trilogy By-laws; Rules and Regulations regarding Fences and Sheds. Proposal read aloud. Sealed votes from Nick Recanati and Steve Jakalow were open at the meeting, due to their excused absence.

AMENDMENT CHANGES BY THE CAREFREE BOARD OF DIRECTORS

ARTICLE I-SHAREHOLDER'S RESPONSIBILITIES

H. Structures, Fences, Sheds, Driveways and Patios:

No fence, wall, walled enclosure other than garbage container concealment, free-standing-building, nor any other structure shall be erected upon any lot without submitting a building permit to the Carefree Association office for the Code Official and Board of Directors approval. If a permit is required by Berkeley Township for an exterior addition, change or alteration of the property these plans must be submitted in writing with complete details and a copy of the plot survey for preliminary review, and approval by the Board of Directors before a Berkeley Township building permit can be obtained. The Board of Directors has the sole discretion to approve or deny the Shareholder's request.

1. Fences- Fences erected in front of a house must be a railing or open work fence (a fence in which the solid portions are evenly distributed and constitute no more than 50 percent of the total surface area)

up to four feet (4') tall surrounding only the porch area and a fence erected in the rear of the house must be either an open work or solid fence up to five feet (5') tall surrounding the deck or patio and not exceed the perimeter of the house.

4. Sheds- A storage shed must not exceed eight (8') feet by ten (10') feet, no higher than the gutter line of the house and be close in color to the house. The shed must be touching the patio without exceeding the perimeter of the house **or** placed in the rear of the yard on either the right or left side of the house, three feet (3') in from the property line and twelve (12') feet from the easement of the property line. The easement is the common area between your property and your neighbor's property on either side of the yard. **NO storage sheds will be allowed to be placed in the easement.** All requests to erect a storage shed must be submitted to the Carefree Association office for prior approval by the Carefree Code Official and the Carefree Board of Directors.

VOTE: Nicholas Recanati, President (sealed ballot), YES; Frank Bracco, Vice-President, YES; Maureen Barbieri, Treasurer, YES; Marie Persichilli, Secretary, YES; Steve Jakalow (sealed ballot), YES; Raymond Mecca, YES; Cathy Stanton, YES. PROPOSED AMENDMENTS TO SHEDS AND FENCES – APPROVED.

Guest-Larry Puccio, Prostate Cancer Presentation- Larry Puccio is a prostate cancer survivor; he was diagnosed in 1996 at the age of 56. He was in the best of health but his wife insisted that he get a PSA test and that is how he was diagnosed. He had no symptoms. He serves as the Chairman of the Prostate Cancer Support Group at Community Medical Center bringing awareness to the seriousness of this disease that affects and kills many men.

- Estimate that 52,000 will die from prostate cancer in the United States this year.
- You do not have any symptoms; if you start to experience symptoms then it is too late.
- PSA is elevated, Digital rectal exam, a biopsy and then a bone scan because if prostate cancer metastasis it goes into the bones.
- If diagnosed the pathologist uses the Gleason scoring system, higher numbers indicate a faster growing cancer that is more likely to spread, anything over 7 is an aggressive cancer.
- Treatments-
 - Radical prostatectomy-removal of the entire prostate and the seminal vesicles
 - Robotic or laparoscopic prostatectomy – less invasive than a radical prostatectomy any may have a shorten recovery period.
 - External Radiation therapy
 - Brachytherapy, insertion of radioactive seeds directly into the prostate
 - Proton therapy-a type of external-beam radiation therapy that uses protons rather than x-rays to destroy cancer cells.
 - Watchful waiting---STRESSED THAT THIS IS DANGEROUS. Watchful waiting is usually done with men over 80 years old and it is believed that the cancer is slow-growing and the individual will probably die from something else. “I have known younger men that have chosen watchful waiting and died. Many choose this because they said they do not want to give up their sex lives. P.S. that is not always the case.”

The Prostate Cancer Support Group meets on the 3rd Thursday every month, located at 9 Hospital Drive, 2nd floor, room 15. Many members have had the surgery, therapy, radiation and share their experiences. We will not advise anyone what treatment is necessary for them; you have to make that decision yourself. But if you do chose the Watchful Waiting we will probably argue that point with you. Please join us. Thank you very much for inviting me tonight.

Joseph Palmerson, Neighborhood Watch- At our May 25th meeting which is at 1:00 pm we will be paying a special tribute to Carmen Amato, our Mayor and the Berkeley Township Police Department for

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their dedication and service to the Carefree Community and their support for our Neighborhood Watch Program. We will be discussing criminal activity that is occurring in our community, Deed and Home thefts and Artificial Intelligence and voice recognition. Please come to the meeting to show your support.

Frank Bracco- Thank you everyone for coming out tonight. June 8, 2023 at 1 pm is our next Open General Meeting which will be the last one until September.

Dominick Ferraro- Asked a question about why the liquor was stopped in the clubhouse. **Frank Bracco** replied that it was illegal.

Meeting was adjourned.

Minutes prepared by Marie Persichilli, Secretary
Carefree Board of Directors
May 16, 2023