

CAREFREE SHAREHOLDERS OPEN MEETING MINUTES

October 12th, 2023 1:00PM

Call the meeting to order- Nicholas Recanati, President

Pledge of Allegiance to the Flag

Moment of Silence for our Servicemen and women, 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, here; Vice-President Bracco, here; Secretary Marie Persichilli, absent; Steve Jakalow, here; Raymond Mecca, here; Cathy Stanton, here.

All Board members were in attendance except for Board Secretary Marie Persichilli as she was advised by counsel not to attend this meeting. Any questions regarding her non attendance can be directed to the office during their office hours.

President: Maureen Barbiera submitted her resignation on October 7, 2023. All six board members or directors voted unanimously to accept her resignation. The board thanks Maureen for her dedication and service to our Carefree Community.

- Anyone in need of Notary Services can contact the Office and make an appointment with one of our Notary Publics.
- BINGO started on September 12, 2023. It has been terrific. It's nice to see all our volunteers and BINGO players enjoy a great night. They have fun and enjoy delicious food prepared by the cafe. Bingo revenue is used to pay our community bus and I am happy to announce to our shareholders that the BINGO has covered the bus expenses for the entire year.

- There will be a Halloween costume party on Tuesday October 31. There will be a contest for The Best Costume, The Scariest Costume, and the Funniest Costume with prizes that will be donated to us.
- We have an open door policy to address all shareholders and residents 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 here to promote goodwill and support the community.
- The board has updated the landlord requirements for the community. The board instituted a \$350 yearly administration fee to landlords. That fee is for when someone first moves in, buys the house and rents it. We decided that we will do \$100 a year administrative fee thereafter instead of \$350 every year. We have 91 listed rentals in Carefree. Remember all rentals must be reported to the office with a signed lease and proof of age for each tenant. Rentals are restricted to persons age 55 or older and no one under the age 19 and restricted to no more than four persons per household. In Berkeley township that's the law. Rentals that are not approved by the Board of Directors will receive a mandatory fine. This will generate over \$9,000 a year towards our operating expenses. If Landlords have any questions please call the office for assistance.
- A copy of the PowerPoint presentation presented at the September open general meeting is available by contacting your association office.
- Status of the 2024 operating budget the Finance Advisory Committee will give their statement to the directors report.

Club Reports:

Men's & Ladies Shuffleboard/Bocce - Ed Pruzinskis-shuffleboard is doing fine. Bocce was able to come up with some money through ShopRite for maintenance to the courts.

Book Club/Painting Class - Lynda was unable to attend due to a new birth in the family.

Speaker did not announce their name. Groups are always open to new members and have all the supplies you will need to get started.

Painting is canceled for Monday Oct. 16th. The Book Club is reading the Boy from the Woods by Harlen Coben

Ladies Darts - Doing very well with a full crew this season. All levels of experience are welcome.

Bylaws - Donna Edminister-transparency regarding the resignation of Maureen the board does have the obligation and responsibility to replace Maureen until the end of her term. According to Radburn that replacement must take place within a year of her resignation. Our next scheduled election will not be until 2024 that means there must be a replacement before that scheduled election. I want to make sure the Board is aware of that. The Board may appoint someone or hold a "Special Election".

Freecare - John Stanton-Freecare is doing well. Red Cross Fire Alarms will be given out. Sue Smith will talk to them about the alarms and we will get them and together with the volunteers we will distribute them and fill out the required forms.

We have wheelchairs, walkers, crutches, canes and a couple of lifts are available for those unable to get out of bed. These are available to borrow but must be returned when done. We are doing about 40 jobs a month. If you need your mattress flipped we will do that for you. If you need something taken down to the curb we will do that for you too. We will remove things you need from your attic and any other things around your home within reason we will assist you.

Galavanteers Club - November 5th is the Autumn Clubhouse breakfast. Call Fran to make a reservation at 732-569-3925. Further details are on Page 20 of gazette.

Gazette - Thanks the kitchen staff, Gazette staff and the Maintenance staff for all their hard work. Discussed the limits on full page ads.

Ladies Shuffleboard - Ladies shuffleboard is doing great. Anyone can sign up. Phone numbers are in the Gazette.

Neighborhood Watch - Joseph Palmerson- If the Post Office is unable to deliver your medicine call the Neighborhood Watch. There will be a Robo call regarding Thanksgiving Turkeys and other fixings for those that want to supplement their season this year. That will be the Tuesday before Thanksgiving. Next meeting will probably be in April.

Network of Neighbors - Mission is to help get information out to the community regarding services available that they may not be aware of. Strictly 60's dance was a great success and was completely sold out. Salute to Veterans if the next event is on November 11th. See page 13 of the October Gazette for more details. We continue to collect plastic to earn our first bench for our community. Please keep donating your plastic. The Shoprite Gift Cards are continuing to do very well.

Skeeball - Bob Kennedy-skeeball is doing well. Always open to having new members.

Shareholders Kitchen - Quick recap of September's events and earnings: Pool Sept 2nd \$346, Labor Day \$665, Tricky Tray \$501, the first three BINGO's \$1,099, Strictly 60's dance \$485. Totaling \$3,096. Expenses were \$691. With a \$2,405 Profit. The Cafe Crew would like to thank all the Carefree Shareholders. We are looking for more volunteers so our current volunteers don't have to put in so many hours.

Social Club - Mary-No regular meeting November 2nd instead there will be our Veteran's Luncheon. No tickets but your name will need to be on the list with a payment of \$15/pp checks only please. See the Gazette for more information.

Women's Club -Sue-Tickets are being sold for the Halloween Party that will take place on the 28th. \$22/pp. November 16th meeting we are bringing back Amanda Rose. She will do her Christmas Show for us. We are having our Christmas Party at the Clarion on December 21st. Siverwoods is by WAWA on 37. They're a rental facility for people that can't afford housing. I

have an open invitation for 25-30 people that can tour the facility and have lunch. If anyone is interested please let me know.

BOARD MEMBERS REPORTS

Frank Bracco Vice President - Discussed the Farmer Almanac and how we are accepted to have a bad winter. If anyone is new and is on dialysis or some kind of machine that uses electricity please let us know so we can get to you if there are any emergencies.

Steve Jakalow, Director- Discussed the roof situation that needs rectified. These leaks were discovered after we had our recent major rain storms. Building A has 25-30 holes that are leaking. Building B where the library is has about a dozen leaks. Four large roofing companies have been called to give us bids. Because we have solar panels and we are contracted with NJR which began in 2015 with a 20 year lease. NJR came and looked over the damage and said that some of the leaks are due to the panels but not all of the leaks. Our contract with NJR makes us responsible for them removing and storing the panels. We would like to get this done soon or we will have to wait until the Spring. I will let you know more as I have the information. Currently we have 2 bid amounts and we are waiting on the other 2. I will have the finance committee go over the contracts offered to us before agreeing to any of them.

Cathy Stanton, Director - I would just like to support our events that are coming up. I would love to see everyone at the Halloween Party.

Raymond Mecca, Director - Grass cutting. The last cut we had was September 21. The next one was supposed to be the 19th of October. After the 21st it rained for 4 or 5 days. Then we had some nice days that were in the 70s. What we are going to do is move the Oct 19th cut to the 9th. The Nov cut will be Oct 30th. The Dec 4th date will be moved to November. We may not have a cut in December but we will have a late November clean up. Grass usually stops growing in December so we should be in good shape.

Kathy - I have a lot of gratitude being a new member and having people like the Stanton's on the Board willing to help. I also want to say that I don't want to cause a ruckus of anything but I am very disappointed that we lost our treasurer. I want to know from you Mr. President if we are going to have an audit made and visible with transparency to our shareholders moving forward.

President Response: We always have transparency.

Kathy: Will we have an audit every year?

President: Yes

Kathy: When will we be apprised of that?

President Response: Probably toward the end of the year

Kathy: Does the Board have to replace Maureen right away?

Out of turn speaker: Gave clarification regarding Maureen replacement.

Out of Turn speaker: Calling out from the audience asking about Maureen staying until there is a replacement

More calling out from the audience out of turn

Bob Barbiera: Asked the president why it took him 4 days to get back to Maureen after she attempted to rescind her resignation.

President Response: I received her letter of resignation on a Saturday. I found it on my lawn. I read it and she stated in it that she couldn't take it anymore. She had said a couple of times that she needed a vacation and that she had problems and couldn't take it anymore. She took a vacation but actually didn't really take it. The next day was a Sunday. She came to my house and gave my wife a letter demanding that my wife give it to me to read. She informed Maureen that I was in the shower and Maureen kept insisting that I read it or she should read it to me. My wife offered for her to come in and sit down. Maureen crossed her arms and refused and told my wife to go in the shower and read it to me.

DISRUPTIVE YELLING

Nick's wife went up to the microphone and said "Excuse me, I don't lie. Maureen did come to my house that way." Maureen got up and spoke into the microphone saying that she was calm when she went there. Nick stopped them both from speaking because they were not called up and his wife was not signed up to speak.

President: My wife came into the bathroom while I was in the shower and explained what was going on and read me the letter. It was a letter to rescind and I told her that we will handle it on Monday. Monday came and the Board and I dealt with it. Maureen then sent me a text from the bus. She used the microphone on the bus which was inappropriate. The Board voted on her resignation and everyone agreed to accept the resignation. We called her from the phone in the Board room and told her that we all voted on the matter.

Mary - Maureen gave a PowerPoint Presentation at our last Board meeting about our financial situation. She spoke about the \$240.00 assessment. We felt that we were heading in the right direction because everything was crystal clear in that meeting. I'm asking the Board to rescind Maureen's resignation and if she is willing to be back on the Board let her come back. Let her keep finding the solutions to our financial problems.

Susan - I have a situation based on the fact that we have no statement from the September meeting. Meaning the minutes from the meeting. I went to the front office to see if I could get a copy. I like to read them before the next meeting. I want to compare and see if what they are saying is correct. Or if they are covering up something they don't want us to hear. So, I went to the front office. This was three days ago, I spoke to the girl in the office and she was very nice.

She told me she would check on that for me and she went into the small office on the side and came out and said they are actually working on them right now. I asked when I could get them. She said when they are ready they will be put at the front desk. The last minutes were from May which is ridiculous. I let 2 days go by and I stopped in the office to see if they had them. I looked in the hallway and nothing was out there. I went to the front desk and asked the girl there and she looked at me like, what am I talking about. I explained what I was told. Now she goes into the small office and comes back out and tells me to look on the bulletin board. I told them they weren't there. With that she goes and gets Marie. Marie comes in and sees me and asked what I needed. I told her I was looking to get the minutes and that I was told she is working on them. She told me there were no minutes and that she wasn't at that meeting. She then said someone should have taken notes, but nobody did. I said okay. I was upset because this information is something you really want to see. People are lying in that office telling me that they were working on them.

DISRUPTIVE YELLING

Susan continues: I just wanted to say how impressed I was with Maureen's presentation. I did say to Marie that I wanted to congratulate Maureen on the great job she did with the presentation. Marie thanked her and said that she received a lot of compliments on Maureen's presentation. I didn't know what was going to happen today. I wanted you to know that I wanted to see these minutes and I think I am entitled to see them. I am a landlord and I have a tenant that tried to get her pool pass and was given a hard time. The outcome of that situation was that the office lost her records, or my records of my tenant living there. I had to produce a copy of the lease, all my paperwork, and present it to the front office. This is my second exposure to the office and I don't like going there.

Maureen Barbiera: I want to respond to that by saying I did take notes during the meeting and I submitted them to Marie by email and I have proof. I will send it to anyone here that gives me their email address. I will show you that she got it way before today's meeting.

Meeting was adjourned.

**Minutes prepared by
Erin Samaritano
Carefree Office Staff
October 21, 2023**