

**CAREFREE HOMEOWNERS ASSOCIATION
MAY 9, 2024 OPEN GENERAL MEETING MINUTES**

Call to Order

Pledge of Allegiance

Moment of Silence- President Recanati requests a moment of silence for our military, police, fire fighters, first responders and our dear Carefree friends and neighbors that are no longer with us. As we enjoy our freedoms and safety here in the USA, please pray for peace in the world, especially in Israel and Ukraine. God Bless our Country.

President Recanati requests that everyone please remain standing for a tribute for our Fallen and Missing Soldiers- Bagpipe version of Amazing Grace is played. Thank you and please be seated so we can start the meeting.

Appointment of Joe Palmerson-is introduced and President Recanati makes the announcement to that Joe Palmerson has been appointed to fill the vacant seat on the board.

Joe Palmerson- This comes from my heart. First I would like to thank the Board of Directors for giving me the opportunity to be part of the board and for having faith in me and confidence in me to serve our shareholders. My commitment to you is that I will always be honest with you, and trustworthy. I will always treat you with respect and dignity; it is an honor and privilege to serve you. I will do my very best to make decisions that are in the best interest of our shareholders. In my eyes, everyone in this community is my friend; I have no enemies or people I dislike. I talk to everyone whether you like them or dislike them. I have no hidden agenda, or any conspiracy. This is a business, and it must be run like one. We are still friends, while serving as a director, decisions that are made must be about the business and within the laws of the land. Some of my goals are to continue to unify our community as we move forward. To mend what needs to be mended and for our Carefree community to be the envy of all the surrounding communities. And with that, let's continue our meeting.

ROLL CALL President Recanati, Present; Frank Bracco, Excused Absence; Marie Persichilli, Present; Cathy Stanton, Excused Absence; Steve Jakalow, Present; Ray Mecca, Present; Joe Palmerson, Present.

President Recanati informs the attendees that Frank Bracco is very ill and Cathy Stanton is also ill, but that does not mean that they are not contributing and fulfilling their duties. We are a committed board of 7 members that work together to get the job done.

MOTION TO APPROVE APRIL OPEN MEETING MINUTES: Minutes approved.

QUESTIONS WILL BE TAKEN AT THE END OF THE MEETING- If you have a complaint or concern please make an appointment and bring them to the Board.

President Recanati- Addresses Trees. There is no common area on your property. We all have a 10 foot easement behind our homes for the utilities. You have to maintain it, but you cannot use it. If you have a dead tree on your property, you are responsible for that tree. In our code, it says that you have to maintain your property, so if you have a dead tree on your property that is not maintaining your property properly. If that tree falls, State regulation is that you are responsible to pay for removing that tree. A live tree on your property falls and it falls on your neighbor's property, your neighbor is responsible for it, not you. I don't like that but that is a State call not mine. Trees are very important and our Code Officials are very busy dealing with this issue. A survey will determine the ownership of your property. I am confident that if you do not have a survey which costs thousands of dollars, due to my training I can determine 99% of the time where your property line is. If you have any questions regarding your trees please make an appointment with the office and a Code Officer will advise accordingly.

Now that summer is beginning, fences will start going up, extensions on your home, sunrooms, etc. please it is in your best interest to stop in the office and fill out a zoning construction form so that a

Code Officer will come to your home to inspect your request and you will then receive approval or denial. Refer to your by-laws; if you do any renovations without being approved, and they violate our regulations, we have the right to make you take it down.

I had an accident so I recommend to all please call a handyman. Trust me; it is worth every penny you have to spend. Since Frank and I have been struggling with injuries and illness I asked Vincent Zenna to aid us in researching the possibility of selling the land. We have 4 companies that are very interested in submitting proposals, when received, we will give them to the FAC and after they are reviewed we will advise our shareholders. If we are able to move forward on this deal, it will increase the value of our homes. The money for selling this property will be added to our Capital Reserves. Hopefully we will be able to do this but remember we must follow all required law and inspections.

Vincent Zenna- I spoke to a major builder that is very interested and they are reviewing the property to see how many homes may be built on the property. I also spoke to Hovnanian, not the same group that built our homes, it is his family members. Yesterday I spoke to another builder and they requested information and they are interested in that property as well. What is peaking their interest is that we are the best kept secret in the State, because of the low association fees. Someone can come here and buy a brand new house and have a \$50 a month fee, you can't get that anywhere, most of the senior communities are \$275 a month. That interests them because if they build the house, they can sell it quickly because there is really no resistance in terms of the fees. I will keep you posted.

DIRECTORS REPORTS

Cathy Stanton's Treasurer's Report read by Marie Persichilli- On March 20, 2024 the amount of \$67,000 was withdrawn from the Reserve Money Market Account and transferred to the Operating Account to reimburse the Operating Account for its funding towards the roof replacement. The Money Market Balance below accounts for that withdraw.

End of March, 2024 Balance in Merrill Lynch: Money Market Account		\$233,179.16
Restricted CD Account	\$200,000.00	
Restricted Snow Fund	50,000.00	
Two Reserve Fund CDs	151,000.00	
Interest	296.21	<u>\$401,296.21</u>
Subtotal		\$634,475.37
Est. Accrued Interest		<u>4,500.81</u>
TOTAL IN RESERVE ACCOUNT AS OF MARCH 29, 2024		\$638,976.18
Special Assessment collected first half	\$295,362.00	
1 st Qtr. Transfer fees collected	19,550.00	\$314,912.00
TOTAL ACCOUNTING FOR RESERVE ACCOUNT (\$250,000 RESTRICTED)		\$953,888.18

You all deserve a round of applause to get this done. Remember in 2022 we were almost flat broke so give yourselves a second round of applause. So keep saying that number \$953,888.18, \$953,888.18.
(Comment added by Marie Persichilli)

The amount of \$314,912.00 was transferred to Merrill Lynch on April 15, 2024 to be placed into our Reserve Account, as follows: 2 \$100,000 CDs; 1 \$114,000 CD and the remaining \$912 into the Money Market fund. This transfer brings our Reserve Accounts to an actual total of \$953,888.18 as of mid/late

April 2024 when deposits were made. The final Merrill Lynch balance shall be reflected in our April closing financial statements when presented.

At the end of 2023 there remained in our Operating Account the amount of \$50,000 which has been set aside for snow removal. Those funds remained untouched as we had no snow issues that year. We transferred those funds to a Merrill Lynch Snow Fund CD where that amount can be earning interest at the rate of 5.05%. This CD is separate from our capital reserve CDs as it is restricted at this time for snow removal only.

To reiterate what was said at our last General Meeting: Our reserve funds will be in line with our Falcon Study. We will transfer reserve funds into CD accounts with ladder effects (various time terms) and we will grow our money not owe it. We will be in a good place to address our needed repairs and replacements as they arise. We will be financially strong and stable. We are already in compliance with the new State law addressing Capital Reserve studies. If lenders require such financial reports they could refuse to give mortgage loans to home buyers should your association be deficient in funding. This could affect the sales and the prices of your homes. Our homes will maintain their value. Our Association will be in good repair and will be maintained well. We are in good shape. They say it takes a community to raise a kid. It also takes a community to get a job like this done. We got this thanks to a great Carefree Team. Thanks to all of you.

MP-If anyone has any questions please defer them until next week when Cathy will be feeling better. This report deserves a round of applause.

Marie Persichilli, Secretary- Just a couple updates. Number one is that the board of directors has contracted with a new attorney; we met with him in April, as you know the board was looking to replace Stark and Stark. Our new attorney's name is Karl Meth; most of you are unaware that there has been a hold-up because there has been some grumbling about why we do not have an attorney yet to replace Mary. The reason is, when you contract with a new attorney, their firm has to do a background investigation to see if there is any conflict or reasons why they cannot represent your community. With that said, it takes some time for the background investigation. I just received an email that we have passed the muster test, so we are good to go. With that, I will tell you that we are saving \$100 an hour and that is one of the reasons we shopped around for a better deal. Karl Meth works with Dave Ramsey; Mr. Ramsey is one of the leading attorneys in HOA law. This is a positive for our community, a new attorney with new ideas; we will be starting to work with him this coming week. If anybody had any questions about what was going on with our attorney, I hope that answers those questions.

Aida F. interjects- I just want to know if the association is involved in any litigation.

Yes, we are, we have a lawsuit pending that has nothing to do with hiring a new attorney for the association. The pending lawsuit is covered by our insurance policy. We are not paying for legal representation for the pending lawsuit. Understand these are two separate issues. I can't elaborate on the litigation because the board is not allowed to speak on that. But, if you are interested, you can go to the Ocean County site, search for the docket number and read the filed lawsuit. There have been a few depositions, so it is in the works. But rest assure; we feel Carefree will be ok.

Jump Perry our former CPA firm that was dismissed last year (2023), has been reinstated. Their firm's services are doing our tax filing, association financial reconciliation, reviews, etc. Understand even though Cathy does an excellent job with our finances and we have a great bookkeeper who keeps everything in place, we are required to have a CPA firm to review everything and reconcile our yearly

finances at the end of the year. We were very fortunate this past year that one of our Shareholders who probably does not want me to say his name, was kind and generous enough to reconcile all our accounts and completed our final reports last year at no charge to the community. I also want you to know that he filed our bingo tax return at no cost to the community. He saved our community a lot of money. I thank him and it is up to him whether or not he wants to be identified. With that even though you may not know who he is, he deserves a big round of applause. Thank you.

Two things that are near and dear to me about May is Memorial Day, because we all have special people that we have lost in war, and we think of them especially at this time of the year and of course Mother's Day. This year we started a new tradition in building B, we set-up a Missing Comrade/Fallen Soldier Memorial table and ask each and every one of you to please stop by and pay your respects. We hope that this will be a continuing tradition to celebrate Memorial Day and remember why we are allowed to sit here and use this mic and speak freely to you. Also, thank you to all the Veterans.

Mother's Day is around the corner. Many of you are fortunate to have your mothers still alive, some of us are not as fortunate, and for some of us Mother's day is very hard because we miss our moms. The Board did not write the following Mother's day poem/prayer, but I feel it addresses our Moms and I would like to read it and dedicate it to all of you. Thank you to all you moms. Wishing all our Carefree Community Moms a very Happy and Blessed Mother's Day. Below is a beautiful poem that captures the true essence of a Mother written by Joanna Fuchs for her Mother.

*My Miracle Mother
Mom, I look at you
and see a walking miracle.
Your unfailing love without limit,
your ability to soothe my every hurt,
the way you are on duty, unselfishly,
every hour, every day,
makes me so grateful
that I am yours, and you are mine.
With open arms and open heart,
with enduring patience and inner strength,
you gave so much for me,
sometimes at your expense.
You are my teacher,
my comforter, my encourager,
appreciating all, forgiving all.
Sometimes I took you for granted, Mom,
but I don't now, and I never will again.
I know that everything I am today
relates to you and your loving care.
I gaze in wonder
as I watch you being you-my miracle, my mother.*

I only wish I could be the mother to my children that my mother was to me. God Bless all you moms and adopted moms, may you have a blessed day. Thank you.

Steve Jakalow-The pool is in great shape. It will open Saturday May 25th, and you will see a couple new signs. One of the signs will say badges must be shown to enter the pool. I know that we are supposed to be doing this in the past, but not everyone is doing it, and some of you give my badge checkers a hard time. When you come into the pool, show your ID to the badge checkers so that we will have no issues and everything will go smoothly. All the required permits and inspections for the pool are done. July 4th, it will also be in the Gazette, there will be music, same as last year. All I am asking is that you all come out socialize and enjoy the pool. Thank you.

Ray Mecca- We are into the grass cutting season. We have had two cuttings already. If anybody has a problem with anything that Turfmasters does or damages to your house, you must come into the office to fill out a complaint form. It is a very simple form that the girls will give you, they put the complaint form in my folder, and you will hear from me in a day or two, of filing. I will come out and look at your property before we get Turfmasters in and see if we can straighten things out. Other than that, that's about it. Enjoy your summer and your grass. One more thing, refer to your grass cutting schedule, the next cutting is the 16th of this month, shut your sprinklers off the evening of the 15th, it is very simple, you turn your dial to off manual and then back on and you are back in business. Adjusting your sprinkler heads accordingly will avoid damage. Remember the cutting schedule will be affected by the weather. Thank you.

Question from floor-*Have we negotiated yet for a new contract.* Yes. We are starting to work on that this year, we have been in touch with a few companies to submit bids. Yes, we are working on that.

Joe Palmerson- I do not have anything to report. I just want to make you aware that I am available 24/7 you are welcome to call me. I am straight forward. If you see me out there at Shop-rite or BJs I have issues with my eyes, so if I don't say hello, I may not see you, just come up to me and say hello. Other than that, that is my report.

COMMITTEE AND CLUBS

- A/C High Rollers- I have 40 reserved seats for every trip and I only have 16 extra tickets to sell. I would love to add another bus but the association may lose money if I am unable to fill it.
- Book Club/Painting- Our painting group has done a tribute to Vincent Altumaro. Vincent loved unicorns. He was an amazing artist. If anyone wants to paint I can give you one of his art kits that he so generously donated. The book club is reading *The Secret life of Sunflowers*, by Marta Molnar.
- By-laws- Donna Edminister left early----*Committee and club reports are interrupted by Aida F.- I have a question, I am on the by-law committee and I wanted to know whatever happened with our recommendations. I don't believe we voted on any of them since 2021. 2021? It is a long time. We worked on these.* President Recanati- We can ask Donna about that. *No, that is also Donna's question.* Marie Pesichilli-Well since Donna is not here, I will try to answer your questions the best I can. We do have the recommendations, they have been reviewed, we have had changes to our board, so we had to review them again, and some of the recommendations must be reviewed by our lawyer. We were waiting for the new lawyer to come on board. Now that he is on board, we will give him the information and as soon as he is done, you will get your answers. At the present time, I am sorry but that is how it works. *All the recommendations?* All the recommendations we received to review are mostly Radburn, election regulations and a few other things. Some of the recommendations we can't do because we have to follow Radburn law. So even though we would like to put stuff in our by-laws we are unable to do so, I am sure that Donna will explain that to you. For example, we can't limit terms, we can't stop someone

from running if they are in “good standing”, there are a lot of things we as board members and the community would like to put into our by-laws but legally we are not able to. The by-law committee and the board have talked about certain things, reviewed them, the board met and discussed them, and then we went to our lawyer and we were told we can’t do it. So right now, the only thing that you can do with the Elections is very simple, you have to follow Radburn, and there is nothing that we can do to alter Radburn requirements, even though we would like to. Let’s face it, we would like to put the protections in place for the community, about who is going to run and serve but as stated before, unfortunately Radburn’s only requirement is “good standing” and keep in mind you only have to own a property, you don’t even have to live here. So there are a lot of issues that I know the by-law committee, the board, our shareholders and myself want changed, but again, we can’t do them because we have to follow Radburn. So a lot of the committee recommendations are not addressed because they are not in compliance with Radburn. I do not know how much of that you are aware of but I do have recommendations that I have been waiting to send to our new lawyer, but we couldn’t do so until we had the clearance from his firm that they could represent our community. I can assure you that everything that will be done will be according to law. As far as other recommendations, there were not really any other by-law changes recommended, most are affiliated with elections. *There was some other stuff. Just another question.* What are they? *When are we going to meet with the new lawyer?* If you would like me to get the new lawyer to come and talk to you, we can have that done, but remember that will cost about \$1,500 for him to stand up at our Open Meeting and speak with you. That is up to you guys. So if you don’t want to spend that money and you just want the board to give you the answers from the attorney which is what we are going to do anyway, that won’t cost you anything other than the normal hourly fee. So it depends on how you feel about that guys. *So who was the person that represented on March 11th? Was that the new lawyer?* March 11th, we didn’t have an attorney. What is she talking about? *The guy who was here.* Are you talking about the lawyer that was here 2 years ago? *No, I’m talking about last month, recently.* We did not have a lawyer speak at our Open General meeting. *What is our fiduciary responsibilities?* Fiduciary duties and responsibilities, we can give you a print out, they don’t change, they are the same. I don’t think you need a lawyer to explain that to you. If you have some questions, Aida I can talk to you outside, I don’t think anybody really cares about this conversation. If you guys are interested we can continue, but if you’re bored we can move on. *Attendees, BORED, BORED move on.*

- Corn Hole-Second season will begin in the fall, details will be in the Gazette
- Ladies Darts- Team Schork won this year’s tournament. Details to join are in the Gazette
- Freecare- Medical items available, information is in the Gazette. Poppies for Veterans were discussed and offered for sale.
- Galavaters- All scheduled trips are in the Gazette
- Men’s Club- We are back and meet the 3rd Thursday of each month.
- Neighborhood Watch- 6 years ago when Terri LiCausi was President of the Association, she asked me to do Neighborhood Watch. Thank you Terri. Upcoming Medicare seminar May 18th.
- Shuffleboard- September 11th is our start-up date, see the Gazette for details
- Skee Ball- Starting back up in September, see the Gazette for all details
- Social Club-Announces that they are sponsoring a \$5.00 raffle, the winner will be announced on Monday May 26th. We will be selling tickets at bocce. Good luck. June 9th Billy Phillips will be with us again. Everyone wanted him to come back and he will be here June 9th, \$17.00 a ticket BYOB event. “Heard it through the grapevine that we are going to have a great time”. Details are in the Gazette.

Cathy Cafagno thanks the Board for appointing Joe Palmerson and feels it was a wise decision. She as a representative for FAC stated that they have had some changes in the committee and they used to have people who are no longer on it. We are meeting this Saturday with Rene to review the audit process. I thank Marie for putting Rene on this committee, her baby as she says along with Frank Burbage. It is important for this community to have this committee. We will be sitting down with Rene to work on the 4th quarter audits. Faith and I have split down the middle the audits, she will get 7 and I will get 7. I want to thank everyone who is responsible for filling out those paperwork and the board was nice enough to keep a basket for us in the office. Nick it is good to see you back, you look much better. Thank you.

Christine Brown- If anybody read the article that I put into the Gazette about sidewalks, once again I will call your attention if you have a tree next to the sidewalk and it lifts up the concrete and someone falls, people with walkers, wheelchairs, children on bikes, whatever, you are responsible because you knew about a danger on your property and you did not nothing. I walk my dog in the neighborhood, I know this is a problem, does anyone have their lawn edged? If you do not, you will notice that a little forest is growing between the slabs of concrete. In some cases, I have to step over it, the grass is growing from the lawn across the cement slabs. That is a danger. Once again, if you do nothing about it, you are responsible if someone falls. I have a background in insurance and what they are saying about the trees is true. Nick Recanati asks Christine if she would like to join code. Answers Yes.

President Recanati- We need people to join Code Committee. Another thing the people that work in our office never get a thank you, hello and they work very very hard. All the girls and Ray work very hard in that office. Let's give them a hand. Attendees- Applause. I am closing this meeting by saying Happy Mother's day, God Bless America, and a special Mother's Day for my wife, Phyllis. Thank you very much.

Meeting Adjourned.

Minutes prepared by Marie Persichilli, Secretary
Carefree Board of Directors
May 12, 2024