

**CAREFREE HOMEOWNERS ASSOCIATION  
JUNE 13, 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 to remember all our dear Carefree members 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.

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

**THERE WILL BE NO SIGN-IN SHEET, 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 for discussion.

**MOTION TO APPROVE MAY OPEN MEETING MINUTES:** Minutes approved.

**PRESIDENT RECANATI-** Questions regarding the elections and Radburn requirements have been sent to the association attorney and we are waiting for his response. You will be receiving a robo-call to remind all Shareholders about the "Call for Candidates and Nominations" that will be mailed to all Shareholders in August. Remember folks, elections are November 10, 2024 and we will have 5 three year seats and 1 one year seat. Please consider stepping up and volunteer to serve your community. I hear a lot of talk out there, many opinions, and of course "how I would do it different" etc. put your money where your mouth is and volunteer, Carefree's future depends on all our Shareholders.

The Board has received notice on Monday June 10<sup>th</sup> that we have a \$15,000 deductible that we must pay before our Director & Officer insurance coverage for the Gancitano/Caruso lawsuit starts. That is about \$9.50 per household (1614). I want to alert you to this expense prior to you seeing this charge on our profit and loss financial statements. The insurance policy that is covering the lawsuit was signed by our previous President and the insurance coverage is determined by the year of the incident, this policy was in effect for 2021-2022. We have contacted Chubb and we are waiting for them to answer our questions regarding the deductible. Just as an update to the suit, as we have said in the past, we are unable to divulge any details regarding the pending litigation. Plaintiff's attorney held three depositions from 2 of the 3 persons that provided volunteer certifications in support of their case and 1 other person they named as a potential witness for their case. At this time, our defense has not called for any depositions. So as you can see, we are moving forward. It is sad that our community is faced with this suit but we are doing everything in our power to protect our Shareholders and our corporation funds. As soon as we are able to release additional information, we will ensure that everyone is updated. I feel that the community should know all the details and all the person's identities that are involved, but I was advised by our attorney that the Board is not allowed to release this information at this time. Last time I made a statement regarding this case at an Open General Meeting, I received a phone call within a half an hour of that meeting that he was informed by Plaintiff's attorney that I had released confidential information to the community. SO if I say anything it will be reported back to Plaintiffs and their attorney in 30 minutes and I will be scolded again. I felt then and I still feel that you should have ALL the details because we all own the same share of this community but I was told by our attorney it doesn't work that way. I apologize for not being allowed to tell you ALL the details.

Ocean County Prosecutors office has re-scheduled our case against Alliance Paving. Hopefully we are successful and are awarded the \$20,000 that the former president spent on hiring that illegal company for our parking lot. I will keep you all updated.

The Board will be updating the Trilogy's Rules and Regulations to add that all persons must obtain a permit from our office to put a dumpster in their driveway, these dumpsters will not be allowed to remain on ANY property in Carefree for more than 30 days. It is not fair for our Shareholders to have to stare at an ugly dumpster next to their house for months.

Every month, I stand up here and stress the importance of obtaining permission from the office prior to starting any upgrades, changes or additions to your property. Please check with our office prior to doing any work on your home to ensure that you have the proper permits filed with the office and the office approval prior to starting your projects. This will avoid any misunderstandings. We will enforce our bylaws. This is serious. The sanctions and fines can be avoided by following the rules. This is a restricted 55+ community and when you purchase your property you sign an agreement that you will abide by ALL the governing documents. Don't say you had no idea when you get caught. Ignorance is not a defense.

Trees, I spoke about trees at our last meeting. Trees are your responsibility. Our bylaws it says you have to maintain your property. SO all the branches, dead trees, etc. are your responsibility to clean up. When you remove a tree, you must have the tree stump grinded and removed. Please follow the rules. If you don't, you will be fined, and we do not want to do that. With that I said enough, thank you, thank you.

## **DIRECTORS REPORTS**

**MARIE PERSICILLI, SECRETARY-** Nothing to report.

**CATHY STANTON, TREASURER-** We have been scrambling to get everything ready for today's meeting. We should have the report finished tomorrow and I am going to try to get them into the Gazette, I have until the 15<sup>th</sup>. As soon as they are done, I will post them on the bulletin board. I can report on the Merrill Lynch accounts- Our Reserve account has a total of \$906,468.87, interest \$3,178.94 for a total of \$909,657.81 (\$200,000 of that fund is restricted) and we also have another \$50,000 in our snow fund which is restricted for snow removal. For a total of \$959,647.81.

**FRANK BRACCO, VICE PRESIDENT-** Nothing to report.

**STEVE JAKALOW-** The pool is doing great, the water is clear and getting warmer. July 4<sup>th</sup> we will have DJ Dawn and food will be served. Grandparent's day is August 3<sup>rd</sup>, children are allowed all day, and food will be served, free ice cream supplied by the Board. We are running a test for the month of July; that only on Thursday and Friday the pool will be open until 8:00 pm. If we have enough people using the pool we will extend the hours into August. Have a great time! Enjoy.

**RAY MECCA-** No sir, all is quiet.

**JOE PALMERSON-** I have nothing to report. You all have a safe and secure summer.

## CLUBS AND COMMITTEES

**A/C High Rollers- Fran Lucante/Theresa LiCausi-** Trips are going fantastic, presented a check for \$1,500.00 for the community for 6 months of bus trips.

**Bocce- Ed Pruzinskis-** Bocce's party will be on September 26<sup>th</sup> in our auditorium

**Men's Club- Ed Pruzinskis-** Our monthly meeting is next Thursday, our speaker will be James Webster, on Astrology. November 10<sup>th</sup> is the Veterans' brunch and we are sponsoring the New Year's Party. We are looking into a ball game at Blue Claws, check the Gazette and bulletin board for more information.

**Schuffleboard- Ed Pruzinskis-** Fall season will begin on September 13<sup>th</sup> if you played last season you will get a call three to four weeks prior to the beginning of the season. See Bruce Collins or myself if you are new and want to play.

**By-laws- Donna Edminister-** Addressed the May Open General Meeting Minutes in reference to Aida's comments after the Shareholders, including herself, voted and accepted the draft May Open General Meeting Minutes with no opposition or comments. She also reported that her Radburn (Elections) revisions that she prepared to put into our Trilogy have not been addressed by the Board nor has the Board updated our Trilogy.

**Marie Persichilli's response to Ms. Edminister-** Presented the Boards position regarding her submitted Radburn revisions and clarified that all the requests the Board made for revision are null and void because the only Radburn requirement is "Good Standing" and law supersedes anything printed in our Trilogy. To further reiterate what was previously reported to the community, the Board has engaged the services of a new attorney, Karl Meth from Becker, and he has reviewed all Ms. Edminister's proposals and reinforced that the only requirement to run for the Board according to the law is "Good Standing". Law is established by federal state and local governments and are enforceable by legal authority. Bylaws are a system of rules adopted by a corporation to govern and regulate its members. HOAs must follow the rule of law, bylaws cannot contradict law.

**Joan Quinzer-**explains the process of writing and publishing a revision of the Trilogy-the former committee of 10 volunteers met and worked together for 3 years to rewrite the 2019 version of our Trilogy. It took about 6 months to proof the bylaws prior to sending them to our printer and about another 2 months for them to be formatted and printed for distribution. Our committee focused on the financials and other changes, at that time the Shareholder voting approval process was much different than it is now. It was not an easy task and it is very costly to the Shareholders. Do you have any questions?

**Chair Yoga- Carol Bendl-**So proud to be a part of this group, everyone loves our instructor Bev, Presented a check to the community for \$1,000.00.

**Corn Hole- Sue and Luis Segovia-** Starts back up in September. See the Gazette for further information or call my wife or me.

**Freecare- John Stanton-** We have all kinds of medical equipment available see the Gazette for my number. Thank you to the Woodshop for making shelves for the storage shed located on the First Aid Squad grounds. If you are interested in joining Freecare please call me.

**Galavanters Club-Fran Newsome-** See the Gazette for all upcoming trips and information.

**Gazette-Joan Quinzer-** I have heard that a lot of people don't care to read the Gazette. There is a lot of information, some you may not want to read, you don't have to, but all the events and activities are in this publication. These people that put this together work hard. Read the Gazette, we work very hard to get it out to you.

**Neighborhood Watch- Joe Palmerson-**In September I plan to hold a Medicare seminar. I will keep you all updated.

**Shareholder's Kitchen- Barbara Tupper-** Outside Café will be open just about every Saturday; we will post at the badge checker station when we will be there. Barbara introduced Heide Dziardziel, master gardener and author that recently self-published a book.

**Social Club- Mary Puleo-**I have \$5.00 raffle tickets for sale and the drawing will be Labor Day. Special thank you to all my volunteers and those that support us. Presents a check to the community for \$3,500. Stay safe and be kind to each other.

**Woman's Club- Sue Pruzinskis-**Tickets will be for sale for our Summer Fiesta on July 20<sup>th</sup> from 5-9pm. Hopefully the weather will hold up so we can celebrate outside. If you need any information please call me. September 19 2024 is our welcome back luncheon at 12:30 after the lunch there will be a Health Fair, we have about 20 vendors that will be set up, giveaways and health screenings will be available for all attendees. Have a great summer and see you around the pool.

#### **SHAREHOLDERS COMMENTS/QUESTIONS FROM THE FLOOR:**

I want to thank Joe Palmerson for sponsoring the Medicare Seminar it was very informative. The sponsor of the Seminar helped us with getting coverage.

Recycling plastics for Benches, we have already received a free Trex bench and are close to getting a second one. Deposit your plastics in the bins located in both buildings, please no cellophane or bottles. The bench is currently by the Café; the bench will be moved to a more public location. If anyone wants to volunteer to help collecting the plastic, please contact us.

So glad to see Nick and Frank back.

What is the reason for only 5 hours for lap swimmers? **SJ** That is the rule; I have 1614 homes with over 2000 residents and only a few people that swim laps. It would not be fair to all the people that use the pool to set aside any additional time.

**PRESIDENT RECANATI-** Just wanted to mention that Vinny is working very hard with Frank and me trying to get this land deal together. There is so much to gathering all the information, speaking to officials and prospective investors. It may take an additional few years before we are able to get this done.

**NEXT OPEN SHAREHOLDERS MEETING September 12, 2024**

**Stay safe and enjoy your summer**

**ADJOURNMENT**