

CAREFREE OPEN GENERAL SHAREHOLDERS MEETING MINUTES
NOVEMBER 9, 2024 1:00PM

- CALL TO ORDER
- PLEDGE OF ALLEGIANCE
- **MOMENT OF SILENCE**, President Recanati- Please remain standing for a Moment of Silence for our Servicemen and woman, the Police, Fire Fighters, & First Responders. Also, remember all our dear Carefree friends and neighbors that we have lost throughout the years. This year we voted for the President of the United States may we all pray that he delivers on his promises and all American citizens can come together to work towards the future of our Country for our children and grandchildren. We must always remember how blessed we are as we enjoy our freedoms and safety here in the USA, and please pray for peace in our world, especially for Israel and the Ukraine.
- **PLEASE TURN OFF YOUR CELL PHONES**
- **ROLL CALL**- Nick Recanati, President, here; Frank Bracco, Vice-President, absent; Marie Persichilli, Secretary, here; Cathy Stanton, Treasurer, here; Steve Jakalow, here; Ray Mecca, here; Joe Palmerson, here.
- **Motion to accept and approve the September Open Meeting Minutes**-Minutes, approved. There are no minutes from our October meeting because it was Candidates Night.

President Recanati- I want to take this opportunity to congratulate all our new Carefree Board Directors and wish you all great success. Your success is our success. It has been an honor serving Carefree and upon my retirement, I can focus on enjoying all the great activities and functions we have here in Carefree with our friendly Shareholders and residents.

Please check with the office prior to doing any work to ensure that you have the proper permits filed with the office and our office approval prior to starting your projects. This will avoid any misunderstandings.

We had our hearing Monday November 4, 2024 and Marie represented our community in Ocean County Court against Alliance Paving and Roofing. This was done by our previous leadership and it was a terrible job. I am pleased to announce that we were successful and we were awarded the \$22,400 that the former president spent on this fraudulent company for our parking lot in 2021. Marie did all the research, compiled all the documents, wrote our witness impact statements, photographed the parking lot and spent 4 ½ hours in a court room representing this community and when I got the call that we have received total restitution of \$22,400.00, I was so proud. That is why there is a special thanks to Marie because she worked very hard on this.

Marie Persichilli has updated the Carefree Rules and Regulations and added all the amendments that we have voted on over the last 3 years, this updated Rules and Regulations will be filed with the Ocean County Register of Deeds. She is also updating the By-laws to reflect the law. This will be filed upon completion and it should assist our Shareholders to have a better understanding of the mandated laws and changes.

Every month, I stand up here and stress the importance of obtaining permission from the office prior to starting any upgrades, changes and/or additions to your property. We will enforce our bylaws. This is serious. The sanctions and fines can be avoided by following the rules and regulations. This is a restricted 55+ community and when you purchase your property you sign an agreement that you will abide by the governing documents. Don't say you had no idea when you get caught. Ignorance is not a defense.

Our office staff is kicking butt, they are collecting money like you cannot believe, and this supports our operating costs and helps to keep your dues down. We are placing many liens on properties of persons that refuse to pay their dues, fines and fees and they have set up a great system to better collect fines and fees. Just take the time to look at the financials to get an idea of how great they are doing.

I want to personally, thank everybody in the community that supported me as your President, I thought I did a decent job, and I am packing it in and I want to live my life and it time for younger people to do the job, and I just wish you all the success and I want to say thank you very much.

Secretary Persichilli- These updates are the amendments that the Board has voted and approved over the last 3 years so that everything will be in chronological order and they will be available on our website for our Shareholders to view and print. Rules and Regulations are approved by the Board of Directors not the Shareholders. By-laws must be voted on by the Shareholders, the only changes that can be made without a Shareholders vote are law. Examples of amendments to the Rules and Regulations: sheds, dumpsters, fences, etc.

THIS RESOLUTION serves as an official record that the Carefree Board of Directors have reviewed and voted to accept the amended Rules and Regulations to reflect all the last three years of Board approved amendments and upon the final vote of the Board these Rules and Regulations will be filed at the Ocean County Register of Deeds to ensure that they are recorded and implemented properly.

The Carefree Board of Directors is currently updating the Carefree By-laws to be in compliance with all applicable law and upon completion these mandatory legal changes which trump the current by-laws will be also be recorded at the Ocean County Register of Deeds as required by New Jersey Administrative Code 5:26-8.13.

This Board has worked very hard and when we leave, Nick, Frank, Steve and I, Cathy and Joe are staying so they will continue to serve. We have done everything imaginable, to ensure that when the new Board starts everything will be at their fingertips; that is the reason we are taking the time to put the mandated legal issues in these by-laws and Rules and Regulations. We know where to find the fence ruling but maybe the new Board wouldn't, so this will ensure that everything is in order for them. I prepared a loose leaf book with all the Corporation procedures and business will be left on the Board table, contracts will be completed, everything will be in order and you will start fresh and be able to run the Corporation their way. But this Board has worked very hard since 2022 and I want you all to know, and it would not be fair for us to just walk away and not share all the knowledge that we have learned, the changes we were forced to do, and the procedures. You cannot shot from the hip, if you do this will harm the community, we have to abide by the law. Look around this is a very small audience, we serve over 2,700 residents, and normally 200 people come to these meetings, our activities, etc. You may not know them but they know what should and should not be done, any Shareholder can raise an issue or demand action of the Board. If the new Board wants to change these, fine, but this is the last three years of hard work by this Board. Everything that is amended, if you read your minutes, will see that we voted on them up here on stage in front of the Shareholders. So with that said, I am moving forward with Board business, if you have any questions please feel free to bring them to me after the meeting. So can I have a vote please: **Vote of the Carefree Board of Directors to accept the updated Rules and Regulations: Nick Recanati, Yes; Cathy Stanton, Yes; Steve Jakalow, Yes; Joe Palmerson, Yes; Ray Mecca, Yes; Marie Persichilli, Yes. Updates are approved and will be posted on our Carefree Website and an Email blast will be sent out to all our Shareholders advising them to view these amendments to the Rules and Regulations on our website.**

President Recanati- I want to ask Janet Cooper, Election Chair and Joan Quinzer to please come up and announce the election results and our 2025 New Carefree Board of Directors.

Election Chair Janet Cooper and Joan Quinzer- The Election Committee is pleased to report the Carefree Board of Directors for 2025. Directors receiving the three year seats are: Ron Delaney, Bob Onofrietti, Deborah Nasce, Joe Palmerson and Cathy Stanton. Manny Remelgado will be filling the one-year seat. I want to thank all the great election volunteers and if you are here you know who you are, please stand so we can give you a round of applause. Congratulations. Joan Quinzer reads the tally for each candidate: Marian Coffey 153, Ron Delaney 233, Bob Onofrietti 198, Deborah Nasce 222, Joe Palmerson 240, Manny Remelgado 181, Cathy Stanton 249. We just want to say thank you to all the candidates because it is really tough, you get a lot of criticism, and the committee gets a lot of criticism, but we wanted you to know that we supported every one of you and we are very pleased that the election is finished. Thank you.

DIRECTORS REPORTS

Ray Mecca- We have a new lawn service, Turf Tech. We interviewed four different companies and all the paperwork was sent to the FAC for them to review and make sure everything was up to par. We all agreed that Turf Tech was the best company for our community. They were the Board's first choice. Last year we spent \$382,000 this year \$339,566 so we are going to save about \$42,000 a year. This contract starts in 2025. Turf Tech's price also includes snow. Our previous contract did not. We were saving \$50,000 each year for snow removal into a snow fund in case of a snow storm. So far we have been lucky for two years and let's hope we get by this year. The last cutting will be December 2nd so don't put out your lights or decorations before that. Thank you.

VOTE for the Board to accept the Turf Tech Lawn and Snow 3 year Contract – Nick Recanati Y; Cathy Stanton Y; Steve Jakalow Y; Joe Palmerson Y; Marie Persichilli Y; Ray Mecca Y.
Approved.

Marie Persichilli- Let's try something different this meeting; I'm coming down there to talk to all of you. The Board does not know that I am doing this. First I must start by telling you something that those on the stage will agree with, I dislike being on this stage and addressing those of you in the audience. I want to address all you personally, my term is up and I am proud to admit that it has been a rocky road but we made it. I want to acknowledge the 2022 Carefree Board, first for many reasons, with that said will Terri LiCausi and Marilyn Collichio please come forward. (Marilyn was not present due to surgery) You all know how much I hate to read speeches and I did write one but I am going to just wing it and just have a conversation. For those that are leaving, you may want to stay because I included you and you may want to hear what I have to say. On that note, when you sit up here on the stage, I can look out here and see all your expressions and I must add at times it does throw me off your game. A lot of you have not been happy with the 2022 Board but let me remind you Nick Recanati, Frank Bracco, Steve Jakalow, Terri LiCausi, Marilyn Collichio and myself, we were hit with all kinds of really bad stuff, and we did our best to bring everything into compliance. I know we pissed off a lot of people, but that's ok, it's part of the job. So before, I move on, I want to share with all of you something that has changed the perspective of my life, my 42 year old daughter suffered a stroke, and you all know her and her children from the pool, they used to serve you around the pool. God doesn't give you anything you can't handle so I believe there is a reason that this has happened now, and my family needs me, and it time for me to do my real duties, so before you hear the gossip, I just wanted you all to know that there is nothing worse than knowing your loved one suffers, but there is nothing worse than having that call about one of your children. My daughter did not call me while she was in the hospital, she waited until she came home, because she knew I was working for you guys. With that my mission will be, working with my family and helping them. But before I leave this office, I want to acknowledge my fellow colleagues and other people that have helped us succeed. When we stated in 2022, looking back folks, we were in corporate bankruptcy. Yes we were that is a fact. What is corporate bankruptcy, simple explanation when you spend more than you bring in and cannot pay your expenses. What did they do to fill in the gaps; they took the funds from our Reserve Funds. These facts are documented. I cannot stand in front of you and tell you any falsehoods

these are truths. We had to move very quickly upon these discoveries and we worked long hours and brain stormed together. At first we really didn't like each other but we grew to like each other because we were successful. With that, understand, that is true teamwork, and I would hope that moving forward every board is able to understand and practice the concept of teamwork. As a former manager, I never ever ever took credit for anything that I didn't do myself, my team always got the credit, I took them with me to the Governor's office, Secretary of Agriculture's New Jersey office, and they shared in the credits. So with that, I want to give a round of applause to the following people as I read their names. Carefree's success would not have been achieved if it wasn't for many great volunteers that worked together to get this job done. I want to take the time to thank some of these individuals who stepped up when so many others quit for their dedication and hard work to bring Carefree back.

- I want to first acknowledge someone that will never take a bow, Frank Burbage, you all know him, he was my silent partner he assisted me in understanding Carefree's financial background and his patience because I asked so many questions. But more importantly, he had the courage to come before all of you and inform our community in 2022 that there were financial irregularities and we needed to hire an independent auditor. He cared about Carefree. Thank you Frank.
- Frank and Alicia Ferina, I cannot say enough that would express my gratitude, I am speaking for the Board team, for their dedication, their expertise, their perseverance. They started working on our finances in early 2022, if it wasn't for them along with Frank Burbage, working on the finances we would not have discovered all the inconsistencies and problems. I know you hate the Board for raising your dues and the Special Assessment, I apologize for that, but if it wasn't for that we would not be able to say we are in the black. Frank is probably going to kill me for this because he never wants to be acknowledged, he is a CPA, he and his wife have volunteered endless hours calculating, reviewing, adjusting and whatever other CPA terms describe his expertise and commitment of service. Cathy can attest to this, they work very closely. They saved our community thousands of dollars, if I had to guess it is well over \$10,000 but they NEVER want to be acknowledged. More importantly, ask yourself another question, who do you really think is ensuring that our financials are correct and balanced? Yes, he works very closely advising Cathy and Patti our bookkeeper. I want to add that we had an IRS tax issue regarding late filing of our bingo tax return due to the auditors and our community was fined by the IRS. Frank and Alicia stepped up to the plate they did their due diligence, they worked to get that IRS late filing fine waived and they even filed the Bingo tax return on behalf of the community. The following year it cost the community \$1,500 to file our Bingo tax return. How fortunate is Carefree that we have a volunteer resident CPA that gives freely to our community. We as a community must recognize Frank and Alicia's contribution. Carefree's success counts on financial people like these people may they live and volunteer for Carefree another 25 years. Thank you.
- Moving on, I have to acknowledge Rich Dalbo stepped up to the plate and took over our Bingo and the kitchen along with many other duties when the Board needed help because these volunteers quit. He worked very hard for our community, he ran a very successful Bingo, his team raised much needed funds and he was instrumental in assisting the Board to contract with Richie Cunningham for our community bus. That yearly expense in 2022 went from \$64,000 to \$32,400, a huge savings for our community. His bingo earnings always paid our bus in full. He also deserves a huge round of applause, his volunteerism in raising these funds for our community when we all needed it more than ever should never be forgotten. When Rich left Bingo, Nancy Engkilterra stepped up to the plate and took over Bingo and as you all know she is doing a great job continuing to raise the funds for our bus, which saves all of us with our operating budget. Bingo has also purchased other things for your community, such as tables, TVs, and paid for repairs on the campus grounds. We need to give a big round of applause for our Bingo volunteers and all the players, Bingo is your largest fund raiser for the community. They raise close to \$60,000 a year.

- It's a shame this person walked out because this is about her. A special special thank you to Barbara Tupper who stepped up to the plate and took over the Shareholder's kitchen when no one was there. She raised well over \$15,000 for our community. That's a lot of cash. She did a terrific job, along with Leslie otherwise known as the "resident baker". No one brought more joy and delicious baked goods to us than Leslie. May we all keep her in our prayers, she is still battling her illness. I must give a special acknowledgement to Barbara Balasiano for her homemade delicious soups; they were always a hit for the bingo kitchen. And of course I must acknowledge all the volunteers that worked and sweated to make our Shareholder kitchen a success. I have to tell you that since I stopped working in that kitchen, I gained 15 pounds, you think I would have lost weight by stop eating French fries but I gained weight because I am not sweating and working in that kitchen. One of my greatest delights of serving this board was getting lost in that kitchen enjoying cooking which brought me back to my college days as a short order cook. Thank you.
- Rosemary Kosinski a special thank you to her, because she added additional weekly exercise classes which has generated an additional \$5,000 + for our community over her regular dance class. She added these classes which increased from one class a week to three classes a week. If you haven't taken any of these classes, you must try, I am looking forward to starting this coming January. Thank you.
- Fran Newsome for taking over bus trips for the community in 2022 when we did not have any one to do trips and also for providing over \$5,000 income and more importantly enjoyment for our Shareholders. Thank you.
- I want to also thank Saul Balasiano for forming "The Network of Neighbors" along with his great board and team of volunteers who worked hard and raised well over \$5,000 for our community before the club dissolved.

Again these people stepped up to the plate and worked very hard for our community when others walked away and they deserve to be recognized. There are many others that raise funds and volunteer, too many to mention but the ones above played an active financial role in bringing our community back and they must be recognized for their hard work and dedication of service.

And of course a special shout out to the Woman's Club and Social Club who continued raising money and support our community throughout the years. I must add a special shout-out to Ed Pruzinskis for reinstating the Men's Club this year and we all look forward to the additional funds that they will raise to help our community.

I could go on and on, but I will try to make this short:

- The by-laws will be updated to reflect all applicable law and then filed with Ocean County. They are referred to as the 2019 Trilogy but they were not officially filed in Ocean County until June 2021. —Radburn was signed into law by Governor Christie in 2017- The late filing of our Trilogy would have allowed the by-laws to be properly updated to reflect all applicable law, reviewed and approved by the attorney and then filed with Ocean County. —Radburn has always been in place since the printing of our Trilogy. Our lawyer will review the mandated legal changes prior to them being filed with Ocean County to ensure proper compliance with law.
- ADR Procedures are in place, I have no idea why it is not listed in the Gazette. Barbara Egar from the Senior Coalition runs this program for all our senior communities. Any person that requests an ADR must contact the office and they must provide at least three available dates which are then forwarded to Ms. Egar and she schedules the ADR hearing accordingly. Everyone has the right to their due diligence.
- Rules and Regulations are updated and will be filed with Ocean County

- Shareholders have been informed that they are entitled to our Corporation financials and other pertinent information. It is up to you guys and it is very simple, all you have to do is send a written request to the Secretary of the Board identifying what information you would like to see. That means there are **no secrets**, and this provides transparency.
- This is my favorite one; we have so many “armchair lawyers” in our community. Just because their lawn is not cut right they threaten to file a lawsuit against the Board, we are accused of illegal activity, removals, unsanctioned violations, etc. These armchair lawyers preach to you but they never raise their allegations with the Board, don’t listen to them, they don’t know what they are talking about. The community has a great lawyer that is well versed in Homeowner Associations. Most of these armchair lawyers’ concerns are nothing more than “form over substance”. What does that mean, it means that someone may not like the way it looks which has nothing to do with the content, so there is no substance to their complaint. I can assure you that we have done nothing that has violated law; we are doing everything possible to be in compliance with all applicable laws, there are many different laws that trump our by-laws. All necessary legal issues are referred and addressed by counsel. Remember our corporation lawyer represents the corporation, not the Board and he has the power to act on behalf of the community to ensure that the Board is fulfilling their fiduciary duties and doing everything properly.
- Shareholders have been informed that they are entitled to our Corporation financials and other pertinent information by making a written request to the Secretary of the Board. This provides transparency.
- Pending Lawsuit- I know that you are all interested. And as you all know, we are not allowed to talk about that, but just for transparency, Plaintiff’s attorney has held 6 depositions, 6 of their witnesses, I have read all of them. 5 witnesses are Carefree residents. Just so you know moving forward this Board will advise the incoming board with the information. I have worked very very hard with the attorneys for the defense to try to get this case possibly dismissed. I am not allowed to provide you any details. But the \$15,000 deductible owed to the insurance company that is representing the community has been paid; you will see it on your community financials. Just so you are aware, it has cost the Shareholders \$15,000 already.
- Nick has already told you... Yes Virginia there is a Santa Claus, we were successful and granted restitution for \$22,400.00 from Alliance Paving and Roofing. This is a huge win for the 2022 Board of Directors and validates the fraudulent acts against our community.

This Board starting in 2022 has been wonderful; they have worked so hard for all of you. I can’t stress what a privilege it has been to serve with them and all of you, many of you may not understand that. Everything that I had to do was required by law, everyone whether you were a friend or not were treated the same. This practice is important because it avoids discrimination suits. The decisions we have to make as Board members; can be very difficult at times and not popular, especially with our friends. Please understand that everything this board and I have done over the last 3 years; has been done for you, not for ourselves. Our success is your success. I want to thank all of you and all my fellow Board members.

Cathy Stanton- Thank you all for coming. I want to thank the Election committee and all the volunteers that worked last Sunday working for us. I also want to commend everybody that ran as a candidate and I will be proud to work with anybody that got on the Board. We had great candidates, and thank to you all for your support for me. I am still looking for someone to help me with Bingo. I need another person, if anybody out there is interested, I would be so grateful. Now for the financials: Our Capital Reserve account Merrill Lynch \$976,475.29; snow fund of \$50,000; for a total of \$1,026,475.29. 3rd quarter \$43,600 was transferred to our capital reserve account. We opened a CD in the amount of \$43,000 for the term of 9 months at the rate of 4.203%, the remaining sum of \$600 was deposited into our money market account. We have not as of yet deposited our Special Assessments but we will have quite a bit more to put in and we are doing really really good because of all of you. I appreciate everybody here so very very much. That is all I have to say.

Steve Jakalow- Just a couple things real quickly, a reminder we are going to have the Christmas Tree lightening December 8th here in this building, from 12 to 2 pm. Katelyn Spinosa will be singing, she was with us last year. We will have refreshments and a special visit from Santa, please bring your grandkids, I think you will all enjoy the afternoon. Another thing, did you notice when you came in; we had a new handicap ramp installed. Where we keep the garbage, the stockade fence surrounded it had to be painted every year and it just did not look good. It is no longer an eye sore. For some reason, we were the only association that did not have a dumpster. Moving forward, the township has provided us one and it will be dropped off tomorrow. The gates will close and it will look nice with the new fence surround. That should be finished tomorrow. That is all I have to say, and if I don't see before, have a Happy Thanksgiving. Thank you.

Joe Palmerson- I thank everybody for coming out and voting because that is how the process works and I look forward to working with the new Board. Please help yourself with the kits in the back of the room; I do not want to take them home with me. I will be giving out turkeys on Tuesday November 26th from 12-2pm., same as we have done in the past. Come in from Eldorado and leave by Bananier. There is no requirement for these turkeys, this is something from the Board, I have done it in the past, please come out and get your turkeys. Second, is for Thanksgiving dinners that are prepared and being distributed by the Manitou Fire Company that will also be from 12-2 on November 27th. Other than that, that is all I have, thank you very much.

COMMITTEE AND CLUB REPORTS—

- A/C High Rollers- Theresa LiCausi-We have some seats available for 12/2 and 1/1/25-
- Chair Yoga- Carol Bendl- Yoga is doing great. Our instructor Bev Jakalow is wonderful. The class costs \$3. We have already given the Board \$3,000 and we will be giving more, special thank you to Beverly.
- Freecare- John Stanton-Freecare is doing well. Please get your File for Life from Ron Delaney. You need to list all your medical information with medicines and place it on your refrigerator. Wheelchairs, walkers, etc. we have all this equipment if you need it, call first. I also have ramps.
- Galavanders Club- Terri LiCausi reported for Fran Newsome- December 15th Miracle of 34th Street, Surf light Theater, included is dinner at the Water Front Restaurant, cost is \$115 a ticket.
- Gazette-Joan Quinzer- We had a calendar meeting this past Wednesday and this is the first time that we successfully completed the calendar for next year in 28 minutes. All the activity people need to let me know the dates for the start and end of each of your activities.
- Men's Club- Ed Pruzinskis- Reminder about the New Year's Eve Party, cost \$65 a person, ticket sales will be every Wednesday in the library until December 18th at the same time we will be selling super 50-50 tickets; We will also be running a Super Bowl Party. We have a check for \$2,500 for the community. The Veterans luncheon was success thanks to all you people, we are committed to taking care of our vets, John Stanton please come up, \$1,000 given to the vets from the Men's Club.
- Neighborhood Watch- Joe Palmerson- I would like to host another Medicare meeting. I am available 24-7; most people know that I do not sleep much. We had three incidents, someone stole a pumpkin, groceries and the ring doorbell recorded them. If you see something call the police first and then you can call me.
- Shuffleboard- Janet Cooper- Is doing very well, we have a lot of laughter and chatter. Also want to add that Mahjongg is doing great we have a few new players, if interested please join us.

- Skee-ball- Bob Kennedy-We come back on the 13th of January. The schedule will be on the door on the 6th of January so you will know when you are playing. We still have a few openings. Special thanks to LuAnn, Joe and Nancy.
- Social Club- Mary Puleo-Invite you to our December 5th event, we will be entertained by Ocean County Vo-tech School. The Performance starts at 12:00 – 1:15pm as always, doors will open around 11:30. Enjoy the performance.
- Woman's Club- Sue Pruzinskis- Next Thursday we will be collecting toys for the Salvation Army for the Children in the Toms River area. The Christmas luncheon will be at the Clarion, tickets are almost sold out, 86 tickets were sold on the first day we have about 15-20 tickets left. January we will have Senior Services and the Salvation Army back to collect for the homeless. We have a lot of things planned for 2025, club membership is due January and our dues are going to be \$4.

President Recanati- With that I want to close the meeting by wishing you all a very Happy Thanksgiving. Marie would like to say something.

Marie Persichilli- I just want to say that there has been a rumble in the room about my name being on the cake, I apologize for my name being on that cake, it should be everybody's name. I did not know it was on there, I would not have agreed to that, but it was a sweet gesture, for somebody to do, as appreciation for the \$22,400 I netted. Please do not eat the cake because my name is on it, I didn't touch it, so enjoy it, it is from the entire Board. ---Carol Bendl. "It's removed"---I asked Carol to take my name off, thank you Carol for taking my name off, sorry guys.---

I must also add, that we would never have been successful without our terrific office staff, remember behind all great leaders is a great support staff. I hope to have them report at our December meeting so that everyone has a better understanding of how our corporation is run.

NEXT OPEN SHAREHOLDERS MEETING –December 12, 2024 The 2025 Operating Budget will be announced and voted on by the Carefree Board of Directors and the Carefree HOA yearly dues will be announced.

ADJOURNMENT- Happy Thanksgiving to all!

Video of general meeting is available to view at: www.HCCAREFREE.com -- click on Videos, enjoy the show. If you experience any problems viewing the video please contact Ray O. at our Association office for his assistance.