

HOLIDAY CITY CAREFREE

HOMEOWNERS CORPORATION

GENERAL MEETING MINUTES – FEBRUARY 13, 2025

CALL TO ORDER

PLEDGE OF ALLEGIANCE

MOMENT OF SILENCE: Remembering friends and neighbors lost to us in our Carefree Community, as well as our service men and woman, police, firemen and first responders.

ROLL CALL: President Ray Mecca, here; Vice President Joe Palmerson, here; Secretary Debbie Nasce, here; Treasurer Cathy Stanton, here; Director Manny Remelgado, here; Director Bob Onofrietti, here; and Director Ron Delaney, here.

Director Stanton has prepared a summary of the January 9, 2025 meeting. President Mecca told the Community that going forward, this Board would return to reading and approving the Minutes at each meeting. As such the January 9th meeting minutes will be read at the March meeting. It's a Radburn law. (Audience applause)

President Mecca called on Treasurer Stanton to read the Financial Report. Present Stanton reported that we have hired Jump Perry to finalize our year end numbers. They will also be working with the Board throughout the year. Cathy reported the Community is in great shape. As of December 31, 2024 our capital reserve accounts have a balance of \$1,234,268.71. Included in that amount is interest and dividend income in the amount of \$33,198.60 and market gains of \$11,785.63 for a total investment income of \$44,984.23. Our Clubs are an essential part of our Community. Director Stanton reported the great news of revenue received from our Clubs in the amount of \$51,619.40. This included \$4,500 from the Men's Club, AC Hi Rollers \$4,500, Galavantes \$9,358.40, Gazette \$7,200, Social Club \$5,200, Woman's Club \$3,650, Corn Hole \$113.00, Network Neighbors \$5,098.58, Chair Yoga 4,000, and Dance Party \$8,000. (Audience applause)

Directors' Reports

Director Palmerson reported on the recent snow storm. Both the township and our new contractor did a fantastic job. Director Palmerson was up very early and in touch with all involved in snow removal within our Community. Joe then reported that there is no longer a five inch snow rule for Berkeley Township to come out and plow. Also, our new community contractor will be clearing each street on a curb to curb basis and not just plowing down the center of a street. Also, the snow will be removed from the streets. Next, Director Palmerson spoke about the new process adopted by the township on the Quick Claim deed process. It is now a ten-day waiting period before someone can obtain a new deed. This has been done to ensure that the elderly in Ocean County are not displaced from their homes by scammers. Lastly, Director Palmerson talked about the speeding situation on Bimini and Port Royal. He is working with Township Police and attempting to rectify the situation.

Director Delaney, Director Remelgado, or Director Onofrietti had no new information to report.

Our meeting continued with President Mecca updating the community on the following new projects that are in the works:

- New Bulletin Boards are being installed on both side of the campus for Community news.
- The ladies card room now has new tables and chairs and has been spruced up. The old rug will be removed and new flooring will be installed in the very near future.
- New lights were placed over the Billiard Tables in the Men's space. Director Remelgado talked about the possibility of bring back pool tournaments as an activity to increase interest in the community.
- Two new cards tables for the men are now in the Shuffleboard room. Also, in the very near future the Shuffleboard table will be updated and balanced to make playing more precise.
- The Community pool will be getting a new drainage system installed in early April.
- The pool pumps will be drained and cleaned and the sand replaced before the start of the new season.
- We are getting all new Pool chairs for around the Pool area.
- The Falcon Study requires that the Parking Lots be repaved in 2025. We are working on the bids from different contractors and will report updates on this project to the community as soon as they are available.
- Carefree is required to have a study completed every seven years to ensure that we have the planned funds available in our Reserve account to take care of costly or major projects.

- The tennis/pickleball courts are being renovated as soon as the weather breaks. We will start with two pickleball courts and if the need arises, we can expand it to four courts.
- In the spring, we will be arranging a landscape renovation around the campus for the shrubs, plants and flowers.
- New lights have been installed around the pool area to make the campus brighter at night.

Secretary Nasce called for a vote from the Board of Directors to approve the two rules which were recently amended. Director Nasce further advised that all Rules and Regulations amended since December 2022s until the date of this meeting will be published in an upcoming Gazette.

Next on the Agenda is the report of the Club Activities:

- Hi-Rollers – no report
- Arts/Crafts – no report
- Bocce – Ed Pruzinskis – March 13th is sign-up for both Bocce and Shuffleboard. The schedules will be available April 10th. The games start on May 5th. The meeting of Men's Club is 2/20. Membership is \$5 per year. The Super Bowl party was a success.
- Bingo – no report
- Book Club – Lynda Schmid – next read is "Weird Sisters". Meet on 3/11. Also, please note that the Painting Group has been disbanded. However, we are trying something new. We will be having a Painting Party on April 5th. The cost is \$20 per person.
- By-Laws – Lynda Schmid – I will be meeting with the Board next Monday. Then I will gather the Committee and we will work together to get the By-Laws updated as required. We hope to have them finalized by November so that the Board can vote on adoption.
- Code – Anthony Mazza – no report
- Dance Party – Rosemary Kosinski – no report
- Ladies Darts – Trish Monto-Autore – We meet on Monday night from 6:30-8:00. We are in the third week already. We have a full roster of 72 women playing Darts.
- Men's Darts – Anthony Mazza – looking to increase membership. Director Remelgado is our Liaison to the Board. We are looking for an Assistant Chair.
- FreeCare – John Stanton – If you need any type of medical equipment on a temporary or even permanent basis, please check with us as we have wheelchairs, walkers, commodes, etc. "Care Givers of Central Jersey" cover us for liability if someone comes to your house to fix, repair, etc. Also, they are located on Hooper Avenue in Toms River. We also have Emergency Cards available for you to fill out and post in a convenient place in your home in case of an emergency. Please let me know if you need one.
- Fran Newsome – Galavante's Club – Many upcoming activities are planned. Watch the bulletin boards or the Gazette for information. Sunday, March 30th is "Footloose" Cost is \$120, it includes dinner at the Shrimp Box in Point Pleasant. Next up is "1776" on May 17th at the Algonquin Theater, more information to follow. Then coming up on September 3rd will be "Buddy Holly". More information to follow.
- Gazette – Joan Quinzer – Working with staff on updating the CareFree web site. This is the best site to get your information. Very happy to report, mistakes were made in the February Gazette and because people are actually reading the Gazette they were noticed and reported so that they could be corrected. So thank you. We will be having two Flea Markets, one in May and one in September. Tables are \$15. The Library is in need of book ends. If you have any to donate, you can drop them off in the Library.
- Line Dancing – Jackie Price –
- MahJongg – Janet Cooper – no report
- Neighborhood Watch – Joe Palmerson – Next meeting is Thursday, April 24, 2025 at 1pm
- Peggy's Team – Joyce Costine – the women are hard at work knitting and crocheting hats, scarfs and gloves for those in need.
- Ladies Shuffleboard – Ann Krey – Meet on Wednesday night. However can something be done about the table. It is crooked. Yes, we will get it done.
- Sit and Stretch – Pat Lewandowski – half hour class. No charge. Held on Monday and Thursday.
- Skee-ball – Bob Kennedy – five weeks left in the session. Best thing: EAGLES WON

- Social Club – Mary Puleo – March 6th is Calendar Girls. Then Sunday, March 9th we are having a one woman show called “Crying on the Camino”, come out and hear all about her experience on the 200 miles trek.
- Welcoming Committee – Marylou Galiano – no report
- Woman’s Club – Sue Pruzinskis – Our next meeting is Thursday, February 20th. We will have a guest speaker on Breast Cancer. Our Saint Patrick’s Day luncheon will be held on 3/20, tickets on sale in Library until 3/11. Will also have a Guest Speaker from Alcoeur Gardens in Toms River. In April plan on a visit from Deborah Hospital. Don’t forget we are sponsoring a County Western Hoedown on April 26, 2025. Cost is \$20.

Thank you to all the Clubs for making Carefree the Community we all enjoy.

President Mecca asked if there was any other business to come before the Board? He asked if anyone had any questions?

President Mecca announced the next General Meeting will be held on Thursday, March 13th. If there is no further business to come before the Board. I adjourn this meeting.

Respectfully submitted,

Deborah Nasce, Secretary

ADDENDUM: Director Palmerson asked that I add the following additional information to the above minutes. Director Palmerson spoke about his proposal to amend the State Law that requires the County Clerk transfer property ownership and record transfers within two days of application to TEN (10) days. The proposed amendment has been assigned a Bill number S-4904 at the State Senate level and AS-5301 at the State Assembly level. The Bill introduced on January 29, 2025 into legislation was introduced by Director Palmerson in 2023 and again in 2024 at the State level. This bill expands available protections against fraudulent recordings of Quick Claim deeds. A Quick Claim deed is a legal document that allows transfer of property ownership from one person to another without any guarantee. Current law requires the County Clerk to transfer and record the property transfer within two days. This resolution and proposed amendment extends the two day period to a 10 day period which gives the County Clerk enough time to alert a resident through the Property Alert Service that someone is trying to transfer ownership and/or borrow money/get a loan on your property.