

INFORMATIONAL

SUMMER RECREATION: Meghan (Carney), Victor and Mauricio Vilela sent an email to WMHC to let the Board of Trustees, and the Manager know “what a fantastic job the Summer Recreation staff are doing”. Mrs. Carney stated in her email that the staff has “not only switched gears from in person summer camp to camp in a box flawlessly, they are giving the kids something to look forward to when the last four months of their lives have been turned upside down”. She ended the email by stating, “From the bottom of our hearts, thank you for not only giving our son but, all the kids of Winfield so much to look forward to this summer...”

NEW BUSINESS

LAW OFFICE/DELI: A legal team has submitted architectural drawings for the renovations to deli/law office. The legal team is interested in taking over partial store front of the commercial building to expand their law practice, at their own expense. The deli will continue to function as a catering facility and offering meals on Wednesday's and Fridays. Both parties will coordinate logistics and communications with the Board of Trustees and Manager. Final Board decision has been tabled until law firm team submits updates regarding the costs of their project.

MEMBER SELECTION: A motion was made by Michael Litzenberger, seconded by Donna Schautz and carried to approve the following applications: Son application #5-1/2-360; Non-Priority application #2-1/2-3154 and transfers: #T-1360; and #T-1361 who do not need to be interviewed.

SAFETY CONCERNS: Board members have written an email stating a serious safety concern that they witnessed with the maintenance staff. The Board has enclosed pictures of the summer maintenance staff cleaning the awnings on units from an unsecure ladder. Board members state that the unsafe ladder practices and lack of supervision for the summer employees leaves the corporation liable for any injuries and/or accidents that could occur. The awnings are not a structural fixture and a ladder should never be set against them. Ladders should be set to either side of the awning so staff can go above the awning to scrub, clean, etc. Board members are very concerned and very versed with OSHA guideline and regulations. Pictures attached indicate the summer help not following the OSHA guidelines. The Maintenance staff should be supervising the seasonal help and should most definitely be implementing all OSHA safety regulations without exception. A motion was made by Michael Litzenberger, seconded by Susan Alacchi and carried that going forward the Board has appointed two board members to put together concerns and safety issues to be addressed to correct any and all safety violations immediately.

AMAZON ECHO: An Amazon Echo devise has been donated to the corporation to be programed and used by the Manager to turn off any devices that are left on in the maintenance shop and/or office. Adapters for the appliances, lights, radio etc. would need to be purchased in order for the equipment to communicate with the Echo. An Amazon account also needs to be opened to facilitate any and all commands to the Echo. A motion was made by Jonathan Hassinger, seconded by Michael Litzenberger and carried to use and connect the Echo with costs not to exceed \$400.

RESOLUTION CARRIED UNANIMOUSLY BY ROLL CALL VOTE

ADMINISTRATION BUILDING ROOF REPLACEMENT: The Office and Gym roof is leaking in different spots and replacement is necessary. Severe leaks have left substantial damage to the gymnasium closets. Scotchwood Construction proposed cost to replace roof is \$25,200. A motion was made by Michael Litzenberger, seconded by Judy Thompson and carried to have Scotchwood Construction replace the roof with costs not to exceed \$25,200. Invoice to be paid from the Emergency Fund.

CLOSE OUT: An outgoing member sent a letter and partial payment for their vacancy regarding the repairs that were necessary in the unit. The reason they were charged for April's rent was due to the fact that the unit had to be brought up to a suitable condition. New floors for kitchen and bathroom, refinish hardwood floors, gut entire unit, new cellar window wells, remove rotted water damaged walls in cellar, etc. The outgoing member even deducted for their air conditioner, **furnace**, filters, etc. and fence. A motion was made by Donna Schautz, seconded by Judy Thompson and carried that after careful review of pictures of damage left by the outgoing member; they did not leave the dwelling in suitable condition for the incoming member in accordance to their Mutual Ownership Contract. Repair charges remain on the account and charges will be collected from the outgoing member.

DECK AGREEMENT: Member was charged a fine in accordance to their Deck Agreement which states:

***COMPLETION:** The elevated deck shall be completed no later than six (6) weeks after commencement. The commencement must start within thirty (30) days of approval. Upon completion, member shall provide to the Property Manager written assurances that all permitting requirements under N.J.A.C. 5:23 Uniform Construction Code have been completed, or where N.J.A.C 5:23 do not apply, acceptance by the Property Manager or his representative shall be required.*

***COMPLIANCE:** The Member shall at all times maintain the deck in a manner satisfactory to the Corporation. If the Member fails to comply with any of the foregoing provisions of this agreement, the member will immediately be assessed a \$250.00 fine and will be sent to legal counsel for a cease and desist.*

Member has written a letter asking to have fine removed. A motion was made by Michael Litzenberger, seconded by Donna Schautz and carried to deny members request due to project not being completed. The entire project has been two years in the making.

Motion to adjourn was made by Michael Litzenberger, seconded by Jonathan Hassinger and carried

Meeting adjourned 9:45 PM.

Michael Litzenberger, Secretary