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Senior Coalition of Berkeley Township
Meeting of October 2, 2025
M I n u t e s

Call to Order: The meeting was called to order at 10:00 am by President Signorile.

Pledge of Allegiance / Moment of Silence: All stood for the Pledge of Allegiance and a moment of silence for our military and first responders.

Thank You to our Hosting HOA: Mike thanked SRP Westerly for hosting today's meeting and the wonderful homemade refreshments.

Roll Call: Present: President Signorile, Vice President DeChiaro, Secretary/Treasurer Pakay, HC Carefree, Holiday City South, Holiday City West, Holiday Heights, SRP East, SRP West, SRP Westerly and Sonata Bay **Absent:** HC Berkeley, SRP North

Acceptance of the Minutes of 9/4/25 – Judi Pakay:

The minutes of the September 4, 2025, meeting were sent to all members of the Coalition prior to today's meeting. One correction was made: Holiday Heights was in attendance but not listed. Correction was made. Motion to accept the minutes was made and seconded. Minutes stand as written.

Acceptance of the Financial Report – Judi Pakay:

Opening Balance as of September 1, 2025	\$4,287.88
Revenue Generated	\$0
Interest Earned	\$.07
Expenses Disbursed	\$0
Closing Balance as of September 30 2025	\$4,287.95

There were no corrections on the Financial Report. Motion to accept was made and seconded. Financial Report is filed.

Guest Speaker: Trek Program - Vince Arecchi – 908-227-8023

- A Progress Statistics Report was presented. From the start of the Program in February of 2023, a total of 12,208.32 pounds of plastics have been collected among the Associations. See attachment.
- Vince encouraged participants to share their plastics once they have reached the quota for the year.
- Every pound collected keeps it out of the landfills and waterways.
- Q&A: Can other townships participate in the program. Yes.

- Berkeley Township is charged \$95 for every ton brought to the landfill. Your contributions have saved BT \$600.
- Most communities have received more than 1 bench.
- Any community that wishes to join the program should contact Vince. He will help with setup.
- Great program to use volunteers within your community.
- Vince suggested that communities check on one another to update each other and to see if they would like the extra plastics.
- Organizations such as Cub Scouts, and Police Departments are joi the program.

President's Report – Mike Signorile

<https://legiscan.com/NJ/bill/S3992> – Reserve Funding

- The original document lacks some of the requirements to give some of the communities that really need to build up their reserve funds more time and to put it in place. These are the only changes that I see.
- You still need to go through the procedures and reserve study and have your reserved monies in place

OCC Adult Community Leadership Program

- Dr. Monaco, President, OCC has been working with Ruth Deane Esq, on topics required these days and should be included in the Adult Community Leadership Program.
- This program was designed for individuals like our selves who were interested in serving on their community boards. They were given the foundation on how to be a trustee and to learn the right way to do things as a trustee.
- Dr. Monaco would like a Committee of Coalition members that would be willing to provide criteria for the course. Anyone interested should sign the sheet with Judi.
- It is Judi's intention to use our membership as the first class to be sure we have a sound course.
- CAI offers a two-day leadership program once a year. 15 people only. Since CAI National provides the curriculum, it must be held on the CAI NJ premises.
- Eventually Trustees will be required to take courses such as these to serve on their boards.
- We have a great support team at the State and Federal level.

November 6th Coalition meeting

- Meeting date will not be changed. Judi will watch the ceremony on Zoom rather than traveling to Washington DC
- Meeting will be held at Holiday City South

9th District Ribbon Cutting – Saturday 10/4/2025

- 11:00 – 2:00 - 800 Atlantic City Blvd., Bayville
- Office Tours, Meet Your Legislators
- Light Refreshments

Veterans Health Fair and Expo – Sponsored by Braven Health

Provided by Veterans Foundation of America in conjunction with Senator Amato

- 19/18/25: 10:00 – 3:00 – Holiday City South – Building C
- Support services for our veteran community

- Lunch will be provided by the Red White & Que Smokehouse
- RSVP: QR Code on flyer or call Jeff@thevfa.org

Vice President's Report – Vince DeChiaro

Fiduciary Responsibilities:

How they affect your decisions as a Board Member:

- Every decision made by a board member that affects the association must follow all applicable bylaws, covenants and restrictions, and state laws that affect HOAs.
- **Noncompliance with state statutes may result in board members personal liability and criminal prosecution.**

Radburn Act:

- Failure to comply with regulations is considered a willful violation and a breach of fiduciary duties and may, in certain circumstances, result in an election being invalidated with potential fines for which the board members might not be covered under standard directors' coverage.

Attorney obligation regarding compliance with State law:

- Your board attorney must advise you when you are not in compliance with election requirements and the potential exposure as a board member to civil and criminal penalties.

Community Association Commitment to Civility Pledge:

- A commitment to fostering a climate of open discussion and debate, mutual respect and tolerance between all who live in, work in, and visit our community.
- Holds board members, residents, guests, committee members, managers, staff members, business partner, contractors to be accountable for his or her own actions and words.
- Vince will have Judi forward to each member a copy of the Pledge for their review.

Secretary/Treasurer's Report

CAI Expo – October 16th 8:30 – 3:00

- Complimentary Breakfast and Lunch
- 4 - \$1,000 prize drawings and countless giveaways at the booths
- Nearly 200 Exhibitors – get expert advise
- 3 – 45-minute Educational Program sessions w/2 different topics to choose from each session
- You must register in advance.

Ocean County Library Events (see flyers attached)

- Art for the Non-Artist
- Uke Can Do It!

ADR Update

- Training session held on 9/24 – 4 Coordinators and 2 Mediators.
- There were no ADR mediations or requests for the month of September.

Holiday Breakfast

- December 4th – 10:00 – HC South

- Catered by Blue Collar
- \$25 per person including tax- We need 30 people
- Reservation due next meeting

Annual Membership Dues/CAI

- \$130 per association
- Includes Coalition dues and 1 membership per HOA to CAI
- Individual HOA memberships \$325 up to 15 people

Open Discussion

Holiday City South

- Joe Bushey, Trustee, requested assistance from the Coalition with several problems that he personally is having with his board. The board does not allow him to voice his opinions at meetings, has shut off his microphone at HOA meetings and disregards anything he does say. Joe was advised by President Signorile that what he is requesting is not the purpose of the Coalition, nor is it the venue to express these differences. This type of problem should be kept in-house and should be resolved in-house. Joe tried to continue to explain his situation. Adrian, President of the HOA mentioned that Joe has pending lawsuits against the HOA. (Secretary's observation: Joe was out of control by this point and was becoming hostile.) Joe tried to continue expressing his unfair treatment by his board and called them a vulgar name which referred to a women's body part. At that point President Signorile moved the meeting on.

Silver Ridge Park Westerly

- Kathy invited everyone to take the left-over refreshments home with them.

There being no further business to discuss the meeting moved to adjournment at 11:20.

Respectfully submitted,

Judi Pakay

Secretary/Treasurer