

Colony at Smithville Property Owners Association

P.O. BOX 20 Leeds Point, New Jersey 08220

ANNUAL MEMBER MEETING

October 6, 1996

The 1996 annual meeting of the Colony at Smithville Property Owners Association was held at the home of Marilyn and John Buckley on Sunday, October 6, 1996.

ATTENDANCE: Don Wood, Lillian Higgins, Jerry Silbert, Arlene Silbert, Ina Bacsenko, Jack Bacsenko, Beverly Kettrell, Barbara Mellon, Robert Mellon, Tom Mellon, Marilyn Buckley, John Buckley, Andrew Chung, Shu Mei Chung, Paula Straub, Peter Straub, Paul Morrongiello, Donna Delavardac, Leonard R. Riblet, Freida E. Riblet, Robert H. Williams.

This comprised a quorum of property owners as required for the annual meeting.

The President, Tom Mellon, began the meeting by calling for a reading of the minutes of the 1995 Association Meeting by Marilyn Buckley, Secretary, Treasurer. The minutes were read and approved.

Tom Mellon called for a reading of the Treasurer's report by Marilyn Buckley, Sec., Tres. The report was read and approved. Copies are to be made available to all members.

John Buckley questioned the nonpayment of dues by members. Four members still owe for 1994. It was decided to send reminders and assess late charges to all delinquent homeowners.

OLD BUSINESS:

1. Tom Mellon pointed out that the Association's expenses remained the same and the Board had set the 1996 dues at \$250.00 since no increase was necessary.
2. Tom Mellon received a call on a Tuesday afternoon from Waste Management of New Jersey to inform him that they would no longer be picking up our trash. Tom contacted Coggins Waste Management who stepped in immediately and thanks to Tom Mellon, the homeowners were not inconvenienced in any way with an increase in cost of only \$0.25 per household per week.
3. Our contract with Waste Management of South Jersey was questioned as to their canceling without notice. Tom was to look into this.
4. Tom Mellon appealed the Galloway Township taxes for the Association. This has resulted in an \$8,000.00 reduction in the assessment. The Township lowered the assessment on the tennis court. Donna Delavardac told everyone that the Association appealed as a group years ago and also received a reduction.

5. The issue of the fence at the rear of our property, adjacent to the Leeds Property, was once again discussed. The fence has been damaged and it was decided that Tom Mellon will send a letter to the property owner and make him aware of his responsibility to keep away from the fence, since the fence is two and a half feet in on the Association's property. An explanation of the original and recent problems was told by Jack Bacsenko.
6. Tom Mellon has asked Ron Swenn to do a spring cleanup on the nature path. He will remove debris and dead trees and see that the stones are visible once again. Ron will also clean the tennis court as well as secure the fence at the bottom. Donna Delaverdac questioned the tennis court's surface condition. Peter Straub said the damage already done near the posts would spread if repaired. The cost for a complete renewal of the surface would be exorbitant. Jack Bacsenko reported that the latch was broken again and he would look into a new lock system. John Buckley insisted it was necessary.

Ron Swenn will be planting trees along the fence installed along the back property line. Red Cedar, which are fast growing, was suggested by Jack Bacsenko. John Buckley asked about a letter to the property owner regarding his encroachment and damage to the fence. Barbara Mellon reported that same property owner is now parking a tractor in the rear of his property, perhaps on our land. It was also suggested that the property owner be advised that the fence is two feet inside our property line.
7. An additional house has been rented. Letters were sent to the two rental houses regarding parking regulations and an illegal window unit air-conditioner.

NEW BUSINESS:

1. Tom Mellon reported that the Board has decided that a basketball hoop be erected on the tennis court. Ron Swenn will install same and the cost to the Association would be between \$600 and \$900, plus Swenn's cost. A discussion followed led by Paul Morrongiello as to the security problems involved in securing the court and basketball area. The discussion also included the mention of problems with others using it, loud behavior, etc. Tom Mellon said the Board had already decided to remove the basketball hoop if there were problems.

The discussion brought out that a combination lock will not work. It is used as a tennis court by others, as Donna Delaverdac has had to ask people to leave. Skateboarders were also asked to leave, and therefore all Association members utilizing the courts must keep guests with them.

John Buckley made the motion that we install the basketball hoop, look into the security problems and find a solution to securing same. It was seconded by Marilyn Buckley. Tom Mellon asked for objections; there were none. Motion was passed.

Paul Morrongiello again brought up and started another discussion about security. He is in this business and feels he is an authority. People must be able to get in and out and a panic bar installed. John Buckley, employed by a local tax firm, said we have no duty to trespassers. It was decided to check with the township first. Paula Straub does not want the court locked.

Tom Mellon said we will try to do it without locks and members will be responsible for checking regularly on who and when same is being used.

2. Tom Mellon asked about any other new business before he would get into a discussion of the election of officers. Beverly Kettrell took the floor and said she and Bob Williams have a problem with being, she feels, singled out regarding their building a basketball court on their property. The Board had notified them both verbally and through a letter, that they needed to apply for a variance from the Board, which they did when they had a pool installed and promised to abide by the Board's wishes for them to make changes as per the by-laws.

Bob Williams continued the discussion by first identifying himself, his profession, etc. He has had problems finding court time -- put off Smithville courts since he wasn't a resident, which he stated he didn't know. His hours are contracted and after checking various places, such as an unidentified site in Atlantic City, they decided to build their own. Ms. Kettrell and Dr. Williams were informed by Tom Mellon during their installation that they needed Board approval. Dr. Williams stated he did not know about the requirements by the Association. He also said he would not be comfortable, as an adult in today's world, playing on a court with children, afraid of the child abuse issue. Dr. Williams asked Paul Morrongiello about four years ago if he could install a satellite dish and found it was not allowed. He feels his court does not change the property and will not accept the attitude of the Board.

John Buckley entered the discussion by stating that there are issues about people doing things without permission.

Arlene Silbert said it is up to the Board.

Beverly Kettrell, after remarks made off the record by some members, made the statement that our singling them out is probably racial.

All Robert's Rules of Order were not followed during the remainder of the meeting. Much discussion followed Ms. Kettrell's remark that resulted in some very heated discussions that included, but were not limited to, the changing of the by-laws.

Ms. Kettrell wanted all previous violations acted on and Marilyn Buckley put this in the form of a motion that no one would second. This stemmed from the various interpretations of the meaning of the word structure.

No end was in sight for the acrimonious discussion, so Marilyn Buckley ended the evening with the suggestion of everyone calming down, going home, and meeting again within a month.

The meeting was never adjourned.

Respectfully submitted,

Marilyn C. Buckley
Secretary-Treasurer