

SRP Westerly Minutes

Homeowner (HOA) Meeting Minutes

DATE September 18, 2025

TIME 07:00 PM

MEETING CALLED TO ORDER BY Bobbi Duckers, President

IN ATTENDANCE:

65 in person

8 on zoom

Flag Salute was led by President Duckers

Moment of Silence

PRESIDENTS MESSAGE

Bobbi Duckers introduced herself as the new President of the Silver Ridge Park Westerly HOA. She reminded everyone to act cordially and to please wait until the meeting is open for questions at the end. She then swore in Diana Dillon as Trustee/House Manager.

Bobbi gave a HUGE THANK YOU to everyone in attendance at our 1st Annual End of the Summer Pool Party! Thank you shout out to our DJ Joe-L for playing a fantastic music mix as well as playing it at the right volume. A ton of fun was had by all and the "pre-trial" shuffleboard table tournament that went on was absolutely wonderful to see everyone supporting the teams while singing and dancing went on. With about 140 people, the room can still be arranged comfortably, for all to walk around and dance. We look forward to next year's party!

In regard to social media, there is a website out there under Silver Ridge Park Westerly, but there is **ZERO** presence of any HOA Board member, and we **DO**

NOT endorse this website. Any information and/or questions should be brought to the attention of a Board member, HOA meeting, Signpost, email or our website.

Bobbi went over the issues we are having on obtaining our updated bylaws.

Thorough explanation about the lawyer who was selected back in 2020. He was hired on a \$1000 dollar a month retainer and there was no agreement to give the HOA an account of what was done each month. After giving the changes that the Bylaw Committee worked endlessly on we received a packet back that sets us back to 1983 because the lawyer needed to go to the county and that our book could not be used. (we are no longer using this lawyer) Bobbi then asked the homeowners in attendance how do we proceed from here? A meeting will be held with the board and the bylaw committee to rectify and get this issue finally resolved.

The mayor will be here at our October HOA meeting. That meeting is Thursday, October 16th at 7:00pm.

The first aid building will be used by Berkeley Township Police and First Aid.

There is a request for more stops signs to be added to several streets within SRP Westerly as well as more police presence. Speeding has to stop, and everyone should be going 25 miles. Also, be aware and slow your speed because deer rutting season begins.

The budget committee will resume in January. Asking for any volunteers who would like to be a part of the committee to let one of the Board members know. Also, if anyone has a "wish" that they would like added to the 2026 Wish List, please leave a note in the Trustees box or let a Trustee know. Remember we can't please everyone's wishes!

Starting at the October HOA meeting, we will be acknowledging the "Outstanding Dues" list.

Reminder that no work should be started until 8:00am during the week and not until 9:00am on Saturday. Please remind your landscapers and/or contractors that this is part of our rules and regulations and should there be any complaints brought to the board's attention, violations will go out to the homeowner.

The board asked for any volunteers for kitchen duty during our HOA meetings. Michele Hamilton and Mary Ellen Gearanis gave their nod to volunteer. Thank you!

Bobbi welcomed any new homeowners in attendance.

ROLL CALL

In Attendance: Bobbie Duckers, President, Trustees - Betty O'Brien, Henny Warmenhoven, Bill Joseph, Diana Dillon, Jeanine Feaman & Karen Odronic.

Absent - Joe Librizzi, Vice-President & Kathy Hopkins, Secretary.

APPROVAL OF MINUTES

Since our last HOA meeting was in June 2025, the Board reviewed the minutes. Karen Odronic asked for any corrections. A motion was taken to accept the June 2025 minutes. 1st - Jeanine, 2nd - Henny. All in favor unanimously - minutes approved.

The Treasurers Report

Betty O'Brien read the report. A motion to accept the report, 1st - Karen, 2nd - Bill. All in favor unanimously - Financial Report approved.

Architectural

Bill Joseph reminded the members that the signpost, the website has an architectural form that needs to be filled out and dropped off or mailed to the Architectural committee if work needs to be done. Please, do not call and leave a message. There have been a lot of forms dropped off for driveways and sheds. A suggestion was made that it might be a good idea to have your house number on each side of your mailbox if applicable. This way, in the event of an emergency or family/friends visiting that they arrive at the correct house.

Henny Warmenhoven reminded everyone that, especially with the Fall season arriving, **you or your lawn services are NOT to place leaves, branches, garbage or any debris in the COMMON AREA.** This leads to extra clean-up that Smitty would have to do and that is extra money that we have to pay, and it does not help that some members have their leaves, branches, garbage dumped or blown into the common ground.

The Pool

Bill Joseph gave an update on the closing of the pool. Well, for an unknown reason, the pool closing company did not show up on Sunday. However, even though the loungers are not out, there are some tables and chairs if you still want to just sit around outside the pool area.

The Signpost & Clubhouse

Diana Dillon updated the floor maintenance done last week went very well and the floors look good. There are 2 rentals - 1 this Saturday, September 20th and 1 next week September 27th.

Real Estate/HOPA

Jeanine Feaman gave an update on the Real Estate Report noting that 15 property certifications with fee for sale since July. Early projected income by June 30, 2026 - \$25,000.00.

Total of NON HOPA COMPLIANCE w/occupants - 4

Properties that are not in good standing (dues only > 1 year) - 5

Properties that are not in good standing (dues only > 90 days) - 28

Clubs & Committees Reports

Before Karen Odronic got on to the Clubs/Committee business, I wanted to echo Thank You to all who attended the End of the Summer Pool Party.

Also, THANK YOU to Joe Lameiras for finding the shuffleboard table for the community. The success of the members playing every day and night has been such a boost in camaraderie and meeting new and older members.

Also, a reminder to the clubs/committees that September 28th at 10:00am is the calendar meeting for scheduling the 2026 Westerly Events!

The ping-pong table will be back out in the main room on Monday. Since the floors were cleaned, dance Friday night and a rental on Saturday, it was put away.

Reminder that if the shuffleboard table has it's cover on, that means it can not be used due to an event, rental, etc.

Arts & Crafts

Bea Humprhis reported that only 4 people showed up for arts & crafts this past Monday. She rallied up the room for members to come and stop in on Mondays from 1:00pm - 4:00pm to stop in, relax and paint! Don't have to be a novice.

Entertainment Team - Debbie Ramos spoke of the upcoming events for the Entertainment Team. Halloween Dance Party, 3 B's and the New Years Eve Gala. A list of the upcoming schedule was handed out, plus see the signpost & website for more information

Guys & Dolls - Michele Hamilton spoke of the upcoming events for guys & Dolls. Trivia Night, Rock the Compound & Breakfast with Santa. See the signpost & website for more information. At our previous Guys & Dolls meeting, we passed the hat and raised \$300.00 to donate to Tunnel for Towers in honor of Kim Nocera. Michele also took the time to thank the Board for the acquisition of the shuffleboard table. She mentioned that this was in the process for 3-4 years and the community couldn't be more delighted that it finally came true!

Mens Club - Jim Saeger gave a reminder that there are still tickets available for the Italian Night Dinner on October 11th. A catered menu, but homemade meatballs to die for! Additional ticket sales Tuesday, September 23rd from 10:00am - 12:00pm, Thursday, September 25th from 5:00pm - 7:00pm and Saturday, September 27th from 10:00am - 12:00pm. Please contact Jim with any questions or for additional information.

Garden Committee - Sandy Cannistraro spoke about the upkeep of pruning during the winter; Evergreen trees need moisture to thrive before the freeze. Spend 10-15 minutes allowing your hose to water the tree at the base. On Wednesday, September 24th at the Garden Club Meeting, Sandy presents Cooking with Herbs. Also, Dave will be talking about how/when to feed the birds.

Instructional Crafters - Sandy Cannistraro - this month, the group made lighted pumpkins. She thanked Joyce Hendricks for coming up with the idea.

SWAN - Bobbi Starker wanted to remind everyone to read the SWAN article in the signpost. Volunteers are needed not only as a driver, but also to manage the desk for incoming calls. SWAN volunteer drivers can take our community members anywhere in Ocean county.

Women's Club - Peggy Witzig updated the upcoming fun happenings at the women's club meeting. Christine Oksuz gave a brief update on Harold's condition. Each day he is improving, but still, it will be a long hurdle to overcome.

Wanderlust -Karen Odronec mentioned that the upcoming trips can be found on the board in the vestibule.

OLD BUSINESS

- deferred

NEW BUSINESS

- Diana Dillon mentioned that there will be a small gathering on Veteran's Day. Also, please let us all continue to donate to our Veteran's and our active Military Men & Women but filling up our donation box in the back of the clubhouse.
- Jeanine Feaman asked if anyone plays a musical instrument and would like to take part in "jam session's" during the winter, please let her know. More information to follow.
- Please see the attachment with the minutes containing update of page aesthetics and inclusion of newer amendments and resolutions for publication purposes only.

OPEN FORUM

Jim Saeger speaking about the bylaws. This will be brought offline at an upcoming bylaws meeting.

John Goff asked about who the current lawyer is. Our current lawyer is Paul Ladori.

Bea Humphris wanted to thank the clubhouse for providing the rollator that she is using. Also wanted to know the cost of the shuffleboard table. The purchase for the table was \$1800.00 which was unanimously approved by the board.

MaryEllen Fitzpatrick wanted her neighbors to be aware that she has a blood curdling sound coming from her big bush. The possibility of being a raccoon or some sort of animal.

Peggy Witzig wanted to know what happened to the air hockey table. Karen Odronic responded that it was a board decision to donate the table to a church in the Bronx for a boy's club.

Sandy Canastrano would like to add a heater for the pool to the "wish list".

Diane Humphris suggested if you drain the pool and paint it a dark blue it helps to heat the pool water.

Happy Birthday and/or Happy Anniversary wishes to all homeowners who are celebrating in September!

50/50

Congratulations to our 50/50 winners - Kathy T & Nonna G

A motion to end the meeting - 1st Karen Odronic, 2nd Betty OBrien. All in favor - Unanimous with Board members present. (an honorable motion by Jim Saeger)

Thank you ALL for coming out and to those on zoom.

NEXT MEETING

October 16, 2025