

SRP Westerly Minutes

Homeowner (HOA) Meeting Minutes

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| DATE | January 15, 2026 |
| TIME | 07:03 PM |
| MEETING CALLED TO ORDER BY | Joe Librizzi Vice-President |

IN ATTENDANCE:

28 in person

6 on zoom

Flag Salute was led by VP Librizzi

Invocation led by Vice President Librizzi

ROLL CALL

In Attendance: Betty O'Brien, Henny Warmenhoven, Diana Dillon, Jeanine Feaman ,Karen Odronic, Joe Librizzi ,Kathy Hopkins. On zoom- Bill Joseph Absent Bobbi Duckers

PRESIDENTS MESSAGE Vice President Librizzi stated that in August 2025 Berkeley Township attorney submitted a lease agreement to our Board in hopes of leasing our Annex due to the discontinuation of Volunteer First Aid 44 Services. The Board of Trustees had our legal services review the lease, which was sent back to the township administrator for execution on August 15th, 2025. Unfortunately although Berkeley Township obtained all the necessary paperwork, the transfer of utility services was never finalized. Despite multiple calls and communication, operational costs continued to be covered by Westerly homeowners. With no advancement regarding the vacant space and growing demand for clubhouse

storage, the BOT have decided to rescind the verbal agreement. A vote count was taken with the following results. 8 Yes, unanimously. All in favor. Motion Henny Second Karen

Kathy Hopkins also read Resolution - 2025 Resolution of Silver Ridge Park Westerly Homeowners Association Regarding Partial Payments made to Association Due From Owners. (see full Resolution in Office) 8 yes all in favor unanimously. Motion Kathy Second Joe

A motion was made to accept contract NJNG Save Green estimate for 2 Boiler replacements, all interior Clubhouse Lighting Upgrade, Low flow Water faucet and Wi-Fi control thermostats for Westerly Clubhouse; The initial Project cost is \$80,882.73 and incentive is \$50,372. Cost to us is \$30,510.23 in one lump sum or 59 monthly payments of \$508.14. A vote was taken with results 8 yes. All in favor. Motion Henny Second Jeanine.

A resolution was made to change the date of the Annual Election of Trustees outlined in Article 11A Section 8 Nomination and Election of Trustees to replace the 2nd Tuesday of June to the 3rd. Tuesday of June. This adjustment aligns with the Election Timeline recommended by RADBURN.

APPROVAL OF MINUTES

Kathy Hopkins stated December's meeting was opened with wishing all members a wonderful holiday season and a very Happy New Year. A motion was taken to accept the December 2025 minutes. 1st -Karen, 2nd - Joe. All in favor unanimously - minutes approved. Holiday part 2025 began.

The Treasurers Report

Betty O'Brien read the report. The treasurer's report is posted in the Signpost and on our website. A motion to accept the report, 1st - Kathy Hopkins, 2nd - Diana Dillon All in favor unanimously - Financial Report approved. See official report in the Signpost.

Architectural

Henny Warmenhoven stated nothing to report.

Common Ground

Henny Warmenhoven reminded everyone once again that, you or your lawn services are NOT to place leaves, branches, garbage or any debris in the COMMON AREA. No problem with trees due to the recent storm.

Henny stated that Smitty will clean up branches and pine needles that apparently some contractors may have left on the street. He is asking that anyone that notices dumping of branches or debris to please call him immediately.

The Pool -no report

Signpost & Clubhouse -Diana Dillon- No report on Signpost and there were no rentals. **GAMEROON ONLY will be closed on February 20th due to the floors being done.**

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Real Estate/HOPA

Jeanine Feaman gave an update on the Real Estate Report. We have 2 new rentals with 12 rental properties, 5 homes currently on the market, 4 homes transfer of deeds.

HOPA Jeanine Feaman stated that 100% dues have been paid by community. New Hopa forms will be mailed to homeowners/occupants by the 1st of the year as 2026 is a new survey year. Hopa campaign will run to March 31st.

Clubs & Committees Reports

Karen Odronec stated she hoped everyone had a wonderful holiday. She was glad Westerly's turnout for the Hoa Holiday Party was well received. Karen also thanked our DJ Joe Lamieres and the Lakewood Choir for providing entertainment to the community. She reminded all that Pajama Game Night will take place on February 28th @ 6:00 pm. She encouraged all to come out for a fun night of shuffleboard, cornhole, pool, darts, ping pong, or whatever game they may want to play. BYOB and bring snacks or food if anyone wants.

Westerly's Fourth of July kickoff will begin late June and many fun events are planned, details to follow.

Arts & Crafts no report

Entertainment Team - Cookie stated that the Entertainment's Team 1st Surprise Bingo of the year was a success. March 6th will be their Fish Fry and March 27th will be the Spring Dance. Please see Signpost & website for more information.

Guys & Dolls - Michele Hamilton wished everyone joy and health in the New Year. She also thanked everyone that was involved with Santa's Breakfast and making it a

success. Michele read a beautiful thank you letter from JF Dragon thanking Guys and Dolls for their \$1075.00 donation to purchase toys for children in need that live in Toms River. Dinner at Nonna's will take place on January 25th. (see Signpost for details) February 21st will be Guys and Dolls Mardi Gra Dance with our own Lenny Davis Band. See Signpost for ticket sale dates and times. April will be G&D Disco Dance- details to follow.

Men's Club - No Report

Garden Committee - No Report

Instructional Crafters - No Report

SWAN - Bobbi Starkey reported from zoom. This program is for driving our community residents to medical appointments only. 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.

Bobbi also thanked the board for purchasing shelving to store games and puzzles.

Women's Club - Peggy Witzig reported that their guest speaker Scott M. Hanula, ESQ will be presenting to the community. He is an elder lawyer. Peggy also stated dues are \$10.00 for the whole year. Meetings are on the 3rd Wednesday of the month and time has been changed to 1:00pm.

Military Donations- Diana Dillon reported that thus far \$599.00 has been collected for mailings of donations to our troops along with items/ toiletries.

Wanderlust - Kathy Hopkins reported for John DiLonardo. The April cruise to the Bahamas is becoming filled up. Talk of Renaissance Fair in near future. There is a trip to Resorts Casino in March along with many other exciting trips that can be found on the Wanderlust's bulletin board in the lobby.

New Business- upgrading boiler and lighting. (see VP Librizzi Message)

Motion to Adjourn- Kathy 2nd Karen

Meeting adjourned 8:15 pm

