



**Board of Trustees Open Session Meeting Minutes  
April 10, 2018**

The Open Session Meeting of the Village Grande at English Mill Homeowners Association for March 13, 2018 was called to order at 6:30pm by President, Jim Lichtenwalner. The meeting was held in the Grande Ballroom of the Village Grande at English Mill Clubhouse, located at 1 Village Grande Road, Egg Harbor Township, NJ.

A roll call was read by Cynthia Williams of DiLucia Management Corporation that confirmed the presence of the following VGEM Association Board Members: Jim Lichtenwalner, President; Betty Alberts, Vice President; Jeannie Eckard, Secretary; John Gallagher, Trustee; and Sam Salierno, Trustee. Also in attendance were Cynthia Williams and Kate Walton from DiLucia Management Corporation.

Jim confirmed that a quorum had been established. Jim reported that notice of this meeting was posted at the VGEM Clubhouse. It was also announced via the email and phone blast systems.

MOTION from Betty to adopt the agenda for today's meeting.

Vote: 5 in favor, 0 opposed

Resolved: Motion carried

MOTION from Sam to approve the minutes of the March 13, 2018 HOA Meeting of the Board of Trustees as printed and distributed to the members of the Board.

Vote: 5 in favor, 0 opposed

Resolved: Motion carried

**President's Report**

Jim reports that the Board has reviewed two new procedures submitted by the Policy Review Committee: Procedure 110 Adoption of Policies, Procedures, Rules, Regulations and Guidelines and Procedure 111 Practices for Conducting Open Session Meetings of the Board of Trustees. An email will be sent to Committee Chairs about membership openings. Signups are ongoing for VGEM Earth Day Spring Cleanup. Jim and John Gallagher attended a CAI conference on legislative updates that affect planned communities and homeowners associations. May's meeting will be the Annual Volunteer Appreciation Night where the Board will honor all



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volunteers and award a special certificate(s) of appreciation to an outstanding volunteer(s) of the year.

**Trustee's Report**

John reports that each year CAI recognizes association residents who go above and beyond to serve their communities. Nominated by their community peers, colleagues, and managers, 2018 Outstanding Homeowner Leaders represent some of the nation's largest master-planned communities and condominium communities. This year, CAI's Homeowner Leaders Council selected 10 honorees, including one overall winner, from more than 200 nominations. Our President Jim Lichtenwalner was selected as one of the 10 honorees! John and the Board would like to thank Jim for his dedication to VGEM and are proud to call him one of our own.

**Manager's Report**

The following figures represent the bank account balances as of today:

- Operating Account – Univest Bank – \$182,789.57
- Capital Reserves – Merrill Lynch – \$548,742.52
- Other Reserves (working capital and maintenance) – Merrill Lynch – \$341,497.86
  
- Transition
  - Horton is still working to address the Ph I/II Transition Report and the punch list from the indoor pool and stone work
  - Board is finalizing a rebuttal to Horton's Transition Report response. This rebuttal will be sent to our attorney.
- Management is coordinating with American Pools for pre-season operations.
- Spa is still leaking about an inch a day. Horton has been put on notice.
- New Irrigation Well – Water Central has started the well on Violet.

**New Business**

MOTION: John moves to postpone the question of Procedure 110 - Adoption of Policies, Procedures, Rules, Regulations and Guidelines to the next Open Session Meeting.



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Vote: 5 in favor, 0 Opposed  
Resolved: Motion Carried.

MOTION: Sam moves to postpone the question of Procedure 111 - Practices for Conducting Open Session Meetings of the Board of Trustees to the next Open Session Meeting.

Vote: 5 in favor, 0 Opposed.  
Resolved: Motion Carried.

MOTION: John moves to approve the purchase of 10 chaise lounges, 28 dining chairs, 6 dining tables and 6 side tables in the amount of \$6,697.68 from Leisure Creations.

Vote: 5 in favor, 0 opposed.  
Resolved: Motion Carried.

Meeting adjourned.

Respectfully Submitted,  
Cynthia Williams, Community Manager  
DiLucia Management Corporation