



Yorkshire Village Master Association

Thursday, October 26, 2023

7:00pm Open Session Minutes

This meeting will be held via Zoom video tele-conference.

Call to Order

Stan called the meeting to order at 7:05pm, roll call of the board and management was conducted.

Approval of Minutes

Stan motioned to approve the July 27, 2023 open session minutes, Cindy 2nd, Brian 3rd, Shobhit 4th.

Financial

Tricie reviewed the September financial and reminded those in attendance that they're uploaded to the Association website every month. Further, Tricie reviewed the 2024 operating budget and discussed the 2023 tree removal project that was originally planned to be a 3 – 5-year project being fully completed during fiscal 2023 due to the threat of risk behind a very wet summer. Tricie confirmed that while the tree removal line item in the budget was being reduced back to where it had been prior to 2023, the monthly maintenance fees are not being reduced back due to the project being done in one year and the cost planned for 3 – 5 so the expense needed to be funded.

Stan motioned to approve the 2024 Operating Budget, Cindy 2nd, Brian 3rd.

Old Business

2023

Pool Season

Tricie discussed the unfortunate events of the 2023 pool season deeming it an unsuccessful change in vendors which is resulting in the Board going back out to bid for the 2024 season. Tricie confirmed that the contract that was signed with NJPM was a 2 year agreement but the language allowed for termination if the services were not provided under the scope of work. Further, Cindy discussed reaching back out to the pool committee members off line to discuss what the board would like advised if anyone else was interested in joining the committee to let her know.

Homeowner Areas of Lifted Concrete:

Tricie discussed the current status of the walkways and reminded everyone that they're responsible for their sidewalks. Further, she advised that anyone that missed the 2023 township program will need to do these repairs themselves because they cannot wait another year for the 2024 township program. Tricie reminded everyone that the township application had been updated and emailed out to the HOA and posted in the HOA website.

Weekly Inspection Reminders: Come out and look at your own house

Tricie reminded everyone that weekly inspections continue through the winter months and while the focus is not on the grass during the fall / winter that the exterior conditions remains a focal point and urged people to come out and look at their property for overall tidiness and cleanliness. Tricie discussed the summer heat and humidity being a factor with the houses requiring power washing and confirmed that having this task done annually is normal and people should plan on doing it every summer.

Tennis Court

Tricie confirmed that the project was completed and confirmed that the Board had approved for the installation of one Pickle Ball court.

HOA Tree Removal Project

Tricie confirmed that the full project was in fact completed this year and the focus now will drop back to regular maintenance.

New Business

Tricie discussed again the unfortunate need to go back out to bid again for the 2024 pool season to identify a new vendor.

Homeowners in attendance:

Gustavo Girotto, 98 Canal View Drive
Z. Wei, 5 Nash Court
Ravi P, 26 Richards Road
Amanda Schofield, 4 Marchesi Drive
Jitesh Patel, 6 Morrell Road
Sohail Mahammad, 25 Yorkshire Village Road
Stan Karuzis, Board member
Cindy Mah, Board member
Manish Sharma, Board member
Brian Seidenfrau, Board member
Shobhit Deep, Board member

Homeowner Q&A:

Jitesh advised the tennis courts looked good and advised that the gate between the front and back courts was not connected that it is swinging. Further, he asked about the driveway at the tennis court location, Tricie advised that it was the ownership of the house at the end of it and asked Stan if there were any agreements on who was responsible for its maintenance, which he was not sure of. Tricie to reach out to the township for guidance.

Jitesh asked if one additional bench could be purchased, Tricie to look up the prior order for matching and will send costs to the board for approval and purchase after the first of the year.

Amanda advised that the baby swing at the playground area behind the clubhouse was twisted around the top pole, Tricie to check it.

Shobhit asked about the previously submitted list of playground items and picnic tables/ benches for the Port Mercer Road section of the HOA, Tricie confirmed that the board had not approved the tables / benches at the original time which was communicated. Shobhit to look into other options and will resubmit for Board consideration.

Therefore, having no further business to conduct, Stan motioned to adjourn the meeting at 7:35pm, Cindy 2nd, Brian 3rd.