



Yorkshire Village Master Association

Thursday, July 28, 2022

6:30pm Executive Session

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 taken.

Approval of Minutes

Stan motioned to approve the April 28, 2022 session minutes, Cindy 2nd, Brian 3rd, motion carried.

2022 Election Process:

Tricie reviewed the process and advised that for the first time in Association history there was a Write In Candidate that campaigned for himself which got him elected. Further, Tricie discussed the days events with a tie between incumbent Board members most of the day until just prior to the meeting when she needed to close the voting down due to lack of time to validate the homeowners before the meeting., Tricie confirmed the final count as follows:

Cindy Mah 37 votes (incumbent)

Shobhit Deep (write in candidate) 24 votes

Manish Sharma (incumbent) 19 votes

Scott Harris (incumbent) 17 votes

Tricie advised that the annual election process was in fact final with 3 members with the highest number of votes in favor and thanked Scott for all his years as a dedicated Board member. Stan added to the thanks to Scott as well for all his time and dedication. Stan then motioned to adjourn the election process, Cindy 2nd, Brian 3rd, motion carried.

Old Business

2022 Pool Operations and issues:

Tricie discussed the pool operations so far being uneventful but did state that the issues that have been reported by pool management were all at the hands of people from the Senior Housing and apartments and not the HOA. Brief discussion on the pool hours this year being different than prior years, Tricie confirmed that it had been communicated by St. Nick Pools that they knew at the beginning of the season that he would face personnel issues and had to keep the hours set at 11am to 7pm every day the full season to avoid issues at this pool. Tricie discussed the potential of looking at changing the protocol the following year, but it would have to be discussed with the Board.

Homeowner Areas of Lifted Concrete Sidewalk:

Tricie confirmed that there have been a lot of areas fully restored by homeowners and thanked them. And reminded everyone that if they wanted to get onto the townships list for the fall project that they had to submit the actual application, or the township would not add them. Tricie confirmed she had the required paperwork and advised that the addresses that were on the list from 2021 were just done in the early spring of 2022 and she had been advised by the township that the 2022 list of addresses would be done in the fall of 2022.

Phase 2 of tot lot upgrades at Port Mercer Section:

Tricie confirmed that the additional items that were approved by the Board for the Port Mercer tot lot area were ordered in October and still not delivered or installed yet due to the shipping delays. Tricie will update everyone as delivery status is shared by the supplier.

Weekly Inspection Reminders:

Tricie again discussed that management is at the HOA every week for inspections, advised homeowners they need to come outside and inspect their own property conditions as it pertains to landscaping, power washing and overall property conditions to proactively rectify them prior to getting an official violation from the Association.

Tennis Court:

Tricie confirmed that the previously discussed resurfacing and repairs of the courts were tabled until potentially next year due to lack of interest by contractors as well as their ability to schedule for this year. Additionally, Tricie discussed it was actually a good thing that it was pushed due to people breaking into the courts during the 4th of July and setting off fireworks which left burn marks on the courts and a lot of debris along with damaging the fencing.

New Business

Tricie discussed the Recreational Committee reaching out to possibly set up an HOA movie night, turned the discussion over to Brian, Cindy and Jayshree. Both confirmed that a tenant in one of the homes (John) was willing to put it together as he had already done it somewhere else, and it was successful. Biran discussed it would be aimed at the kids for a Childrens movie night. Tricie discussed not having outlets in that area, Jayshree confirmed that John would utilize a generator for the equipment. Further, they are looking at August 27th as the possible date. Tricie suggested another meeting with the committee, herself and Cindy since it had been a while since the last one just to go over any other items they may want to present to the Board.

Tricie discussed approaching the Board as it pertains to the open space wooded areas that the HOA is responsible to maintain needing to be addressed in the upcoming budget years as the trees are all getting very large and dangerous. Tricie confirmed that the budget for fiscal 2022 was maxed out at this point.

Homeowners In Attendance:

Jitesh Patel, 6 Morrell Road
Amanda Schofield, 4 Marchesi Drive
Shobhit Deep, 2 Flanigan Street
Yi Chen, 62 Canal View Drive
Jayshree Kaywachwala, 9 Port Mercer Road
Dipak Sitapara, 114 Canal View Drive
Vanita Chhatpar, 25 Port Mercer Road and 6 Flanigan Street
Kumar Kandasamy, 8 Morrell Road
Scott Harris, 126 Canal View Drive
Stan Karuzis, Board member
Cindy Mah, Board member
Brian Seidenfrau, Board member
Manish Sharma, Board member
Shobhit Deep, Board member

Homeowner Q&A:

Amanda asked that anyone planning on going to the movie night that they walk there and not drive due to the issues it would create for those owners that live in that area.

Kumar discussed a lot of the trees by his area that are leaning over the houses. Tricie asked him to email her with the information.

Kumar discussed the Canal View Drive / Morrell Road tot lot being replaced. Tricie advised that another homeowner had asked the same question back in January which she presented to the Board without success and would try to present it to the Board again. Amanda agreed that her kids used that area when they were growing up but now that she has grandchildren it would be great to have it back. Tricie suggested that this area be focused on the smaller children where as the other areas are focused more on older kids and adults.

Amanda asked about a fellow homeowner having chickens, Tricie had no knowledge of this activity and wasn't sure if it would be permitted under township code. It was confirmed to be a homeowner at the lower end of Yorkshire Village Road.

Therefore, having no further meeting to conduct, Stan motioned to adjourn at 7:54pm, Cindy 2nd, Brian 3rd, motion carried.

