



Annual Meeting and Election

May 15, 2025

6:00pm

Zoom Conference Call

The meeting was called to order at 6:38 PM by President, Alissa Ahearn.

❖ **Role Call**

Alissa Ahearn
Daniel Dacierno
Terri Gregg
Michael LoSapio
David Murray

Erin Spiliotopoulos, Matrix Property Management ..Present

During roll call, Ms. Spiliotopoulos noted that Mr. Dacierno gave his proxy to Ms. Ahearn.

❖ **Flock Cameras**

- **LPR Camera Description** – Ms. Ahearn noted that the cameras will only be registering vehicle color, make, model, and license plates. The cameras will be mounted to a singular pole at the entrances of the community.
- **Placement** – Ms. Ahearn noted that the cameras will be placed at the following locations:
 - Clearview Road & Springtown Road
 - Dogwood Drive & Dreahook Road
 - Johnson Road & Dreahook Road
 - Clubhouse Drive & High Ridge Court
 - Johnson Road & Old Dutch Lane (near the last house that belongs to the SRHA community)
- **Camera Maintenance/ Repair** – The Board reviewed many camera options for the community and found Flock to be the best option because they offer maintenance and repairs to the cameras posted within the community.
- **Safety Integration with RTPD** – Ms. Ahearn noted that Flock confirmed the Readington Township Police Department will be installing 3 Flock cameras within the area which will tie into the same system. It was also mentioned that the Police Department gave a verbal confirmation that the community would receive immediate action if an incident occurred within a homeowners property.

- **Contract Terms** – The Board made note that the original contract price was for 2 years however, they were able to negotiate down to one year. They were also able to negotiate the installation prices to half of what was proposed. The Board will reevaluate the cameras after the contracted term.

❖ **HOA Fee**

- **\$25 Increase** – Ms. Ahearn addressed the \$25 increase to the current fees which would help with the annual cost of the cameras. It was noted that this was the Association fee prior to 2022 was \$325.

❖ **Homeowner Comments**

- **3 Pond View** – Ms. Varma stated she was in support of this installation. She also asked if there will be a price increase for the 2nd year. Ms. Ahearn received a verbal agreement from the company that they would not increase the community if we sign up prior to Q3 of 2024. They will price increase new customers that sign up after Q3 2024.
- **6 Bohlander** – Ms. Fourre commended the Board for looking into and installing the cameras.

❖ **Board Vote**

- **Flock Cameras** – Ms. Ahearn made a motion to approve the installation of five Flock cameras for \$12,500 annually. Mr. LoSapio seconded the motion. Mr. Murray agreed with the motion and Mr. Dacierno approved by proxy. Ms. Gregg did not approve.
- **HOA Fee Increase** – Ms. Ahearn made a motion to approve the \$25 increase to the quarterly association fees, making it \$325 per quarter. Mr. LoSapio seconded the motion. Mr. Murray agreed with the motion and Mr. Dacierno approved by proxy. Ms. Gregg did not approve.

❖ **Adjourn**

Being no other business, Ms. Gregg motioned to adjourn the meeting at 6:54 PM