

JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF OCTOBER 11, 2007  
MINUTES

The meeting was called to order at 7 PM by Chairperson Donna Hopkins with a flag salute and reading of the Sunshine Law by Mr. Rumpf.

PRESENT: G. DeVito, R. Cruz, D. Hopkins, N. Stallone, B. Rumpf, Esq. and J. Bellu, CPA

MINUTES OF August 9, 2007 – Motion to approve DeVito / Cruz                      Stallone – Abstain  
DeVito, Cruz & Hopkins – Aye

**CORRESPONDENCE**

Applications received from Southwind for CPI and Real Estate Increase and Regency Club CPI Increase

Mr. Bellu will review the applications and if complete, they will be scheduled for the meeting of October 25, 2007.

**RESOLUTIONS**

2007-25 - Land O' Pines CPI Increase of 2.6% effective July 1, 2007

Motion to approve DeVito / Cruz                      Stallone – Abstain                      DeVito, Cruz & Hopkins – Ayes

2007-26 Land O' Pines Real Estate Tax Increase of \$.30 per site per month, for 81 sites, maximum

Of \$24.13 per site per month                      Motion to approve DeVito / Cruz                      Stallone – Abstain

DeVito, Cruz and Hopkins – Ayes

2007-27 Jackson Estates Real Estate Tax Increase of \$.56 per site per month for 232 sites,

Maximum of \$29.06 per site per month. License fee of \$.22 per site per month.

Motion by DeVito / Cruz                      Stallone – Abstain                      DeVito, Cruz & Hopkins – Ayes

**OAK TREE MOBILE HOME PARK – CAPITAL IMPROVEMENT APPLICATION**

Representing Oak Tree tonight are Lori Greenberg, Esq., Johanna D'Ambrosio, Secretary/Treasurer and Kurt Black, Property Manager. Ms. D'Ambrosio, Mr. Black and Mr. Bellu, the Board's Accountant are sworn in by Mr. Rumpf.

Ms. Greenberg states that they are present tonight for Capital Improvement for both Road Improvements and the Sewer Meters. She would prefer to handle each separately.

Road Improvement – the landlord had previously replaced 1/3 of the park's roadways. The Board did not allow for piecemeal replacement and told the park it must do all in order for the residents to vote on the Capital Improvement. The board denied the proposed approval. The park has completed the road improvements. Along with the roads, the park has done many other improvements including putting in a new well, fixed the men's room, a garage, clubhouse work, etc. If the road improvement is not allowed as a capital improvement, the park will have to come in for a hardship increase. The park took a vote as to whether the residents wanted the roads, the majority of the tenants voted in favor of new roads.

Johanna stated that the old roads had flooding, puddles and pot holes and were "alligating".

Kurt noted that the previous roads were 38 – 40 years old. The new roads included some curbwork and highway grade asphalt. He has pictures of the old roads (Marked as P1, P2 and P3) Pictures were taken by Kurt. He also stated the roads had "alligatored". All roadways in the park were redone, some had new curb work. The new roads make the park more attractive, cleaner looking and have reduced flooding.

Total cost of the roads - \$276,834.20

Johanna states that the park is not looking for the entire amount – looking for \$272,443.48 . Other work was done including parking lines, manhole repair, etc.

Mr. Bellu notes a discrepancy in the Learch Disposal Invoice – amount on application should be \$215.00 less. Exhibit “D”

Ms. D’Ambrosio stated that the park was refinanced in 2006, an amount was taken out for the roads and put into escrow account. Mr. Bellu notes that he did not receive the loan documents requested. Ms. Greenberg has the documents here tonight for Mr. Bellu to review.

Ms. D’Ambrosio states the interest rate obtained is 6.620%. Total interest is \$157,987.78 over a 15 year period. Net cost is \$9.27 per site per month for 15 years. A meeting was held on October 10, 2006 at the Clubhouse for the residents. All residents were notified via certified mail, return receipt of the meeting. Residents voted on the road improvement – one vote per family. Results were 48 YES and 41 NO. The park then proceeded with the road improvement. Actual results at the meeting were (written ballots) 46 YES and 34 NO, after the meeting 2 more YES were received and 7 NO. Out of 259 sites, only 89 voted.

D. Hopkins questions the interest amount. Should not be for the entire amount of the loan, only that portion that applies to the road improvement. There is no special line item in the loan for the road work. Ms. Greenberg states that she will submit that information at a later time.

Ms. Hopkins notes that the bid accepted was substantially more than the other bids received. Mr. Black stated that Best Paving was highly recommended from other contractors, they did the first portion of the park. They did an excellent job. Mr. Black stated the owner of Best Paving has no relationship to Oak Tree Park. The curb work was contracted out to another company. The bids for the remaining 2/3 amount of the work were as follows:

Swift	\$139,315.00
Lewis & Rothberg	\$224,745.00
Best Paving	\$135,975.00
Affordable	\$138,080.00

All bids are for the 2/3 balance of paving remaining in the park.

When asked by Ms. Hopkins, Ms. Greenberg replied that the first 1/3 paving was included in the total amount. The first 1/3 was \$61,855.50 and was done in 2005.

Johanna stated that the park went with Best Paving because it was the lowest bid received.

Kurt stated that the extra work was \$14,178.00 for leveling and \$12,000.00 for the driveways.

Mr. Bellu agrees with the calculations, other than the Learch amount of \$215, which would lower the amount by \$.01.

#569 Diamond Road is a private residence, 250’ of the driveway was done, the entire driveway was not done.

## PUBLIC

Charles Koch of 25 Antonia Drive – this falls under repairs

Mr. Bellu – under the IRS rules, this falls under a Capital Improvement

Mr. Koch – feels the landlord is responsible for any deterioration of the roadway

Shari Williams of Fountainhead – questions where do you draw the line between capital improvement and normal operating expenses? It is the landlord’s responsibility to maintain a safe environment for the tenants.

Mr. Bellu – if this capital improvement application is denied, the park will come in with a hardship application to recoup the funds. The board is trying to make sure the increase is fair and equitable to both the tenants and the landlord.

Ms. Greenberg – the landlord took a vote and the majority of the tenants voted yes, all of the details were disclosed at the meeting.

Johanna – noted that part of the new mortgage, \$.50 per tenant is going into a fund for future repairs

Ann Sebastian of 8 Antonia Drive – there is a drop off in front of her home and water gathers there, it floods in front of her home.

Mr. Black – did 1200' of curb, did what was necessary. He will look into Ms. Sebastian's matter again.

Ms. Sebastian questions if there is a maintenance man available in the park to do repairs inside the home, isn't this a law?

Ms. Hopkins – due to the fact that you own your own home, you are responsible for repairs to the home.

Ray Jaeger – 46 Antonia – asks if the project is complete? Johanna replies that it is.

Mr. Jaeger notes that his driveway is in need of repair.

Mr. Black – is aware of two driveways that are in need of repair, they will be taken care of within the next 2 months. Best Paving did not do this driveway, was caused by the mason work done.

Charles Koch – has filed a complaint with the Township regarding his driveway.

Johanna – his driveway has not been maintained, they are unable to do all of the driveways in the park, it is not financially possible.

Mr. Koch states that the damage to his driveway is due to tree roots, also damage to his patio.

Mr. Rumpf notes that he has spoke with Mr. Koch several weeks ago regarding this problem.

He spoke with Ms. Greenberg regarding the damage the tree caused. He would like to see if the tree caused the damage.

Ms. Greenberg stated that she has pictures of the driveway and would like the tenant to file an application.

Mr. Rumpf notes that this would not be a Rent Control Board issue and Mr. Koch would have to file a Private Cause of Action – he must file suit against the park.

Ms. Greenberg states the landlord has investigated and it is not the fault of the tree.

Shari Williams states that there is a part of the Ordinance that sidewalks and driveways are to be maintained by the Park.

Mr. Rumpf does not see anything in the Ordinance.

Jason Gudaitis – 5 Harfield Drive – questions the damage to the driveway. Mr. Black states that the mason did the damage when repairing the curbs. This repair will not affect the Capital Improvement Increase amount.

Mr. Gudaitis also questions what was the wording of the vote question? Ms. Greenberg reads the letter sent to the tenants. And advises that the cost of the first 1/3 paving was \$61,885 done in 2005. No vote was taken at that time.

Break 9:15 PM

To Order 9:30 PM

Ms. Hopkins would like to say that this park does a good job, and really tries to do the right thing by the tenants.

Fred Aherns of Oak Tree questions if there will be any hidden expenses?

Mr. Bellu advises there are no hidden expenses.

Mr. Rumpf would like to suggest to the board, as to the reasonableness of the fees, that the matter be continued to the next meeting, so that the board can ask the Mayor to ask the Township Engineer if the expenses incurred are reasonable. The applicant would please supply to the board accountant the financial information needed for the loan documents, specifically for the road improvements.

Motion to continue the matter to the next meeting of October 25, 2007 Cruz / Stallone All Ayes

Sewer Meter – Capital Improvement

Mr. Bellu states that the accountant has provided the costs for the monthly sewer, how was this broken out? Also there are 258 lots, but 256 meters purchased.

Due to the time restraints, the application will be carried to the meeting of October 25, 2007  
Motion by Cruz / DeVito                      All Ayes

BILLS – Motion to pay all bills                      DeVito / Cruz                      All Ayes

PUBLIC – None

Meeting adjourned 9:40 PM

Minutes prepared and submitted by:

Kathleen Sevchenko  
Secretary