

JACKSON TOWNSHIP RENT CONTROL BOARD
MEETING OF NOVEMBER 9, 2006
MINUTES

The meeting was called to order by Chairperson Donna Hopkins at 7:30 PM with a flag salute and reading of the Sunshine Law by Mr. Rumpf.

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

MINUTES OF OCTOBER 26, 2006 – Motion to approve by Cruz/ Stallone All Ayes

CORRESPONDENCE

Mr. Bellu received a letter regarding leases from Regency Club. Mr. Rumpf has received correspondence from Southwind Mobile Home Park, Ann Chew regarding the application, Mr. Rumpf would recommend reinstating the application. Southwind will need to provide new notice to the tenants. This application will be scheduled for the meeting of December 14, 2006

Scheduled for the meeting of December 14, 2006 will be: Jackson Estates and Land O'Pines Real Estate Tax Increase Applications and Regency Club CPI Increase for January 2007/

Contracts for the Accountant and Attorney are needed by the Township Clerk's office. Mr. Rumpf will check with the Township Attorney on this matter.

MGM REMAND APPLICATION

Present for MGM Park are Amy Bennecoff, Esq., Mary Beth Park, Park Manager; Frank Holman, CPA and Will Boyce and George Davies from the Homeowner Association. Mr. Rumpf swears in Mr. Bellu, Mr. Holman, Ms. Park and Mr. Boyce and Mr. Davies.

Mr. Bellu has reviewed the application and has prepared a packet for the board. As per the Court Order, the increase cannot be scheduled over a period of time, it must be done in a one year increase. Mr. Rumpf noted that the application was heard last year and recommended an increase over a three year period. First year (8-1-2005) increase of \$28.02, the Second Year (1-2006) and increase of \$56.03 and the Third year (1-1-2007) an increase of \$93.39. The Court remanded the five listed line items back to the board for reconsideration. 1) Repair 2) Maintenance 3) Bad debt 4) Professional Fees and 5) Due and subscriptions. The land lord is asking to have he increase retro to August 1, 2005. The land lord has had meetings with the tenants as to how the retro will be worked out. Will Boyce, Homeowner President stated that no meetings on the retro increase were held.

Mr. Rumpf notes that the Court Order had no description as to how the monies would be paid.

The board questions the large increase in professional fees from 2002 - \$8,065 to 2003 - \$13,547. Ms. Bennecoff stated that was the year the park changed from Ms. Greenberg's firm to that of Samuel Brown's office.

When questioned by Mr. Bellu, Mr. Holman stated that there were no fees in the application that had to do with the preparation of the application for hardship. Mr. Bellu noted that the invoice submitted was very general, and may need more testimony to confirm that the expenses are legitimate and customary. File numbers are referred to with no indication as to what it involves regarding Levin, Shea Associates invoices. Ms. Park states that the fees involved eviction for Fawcett and Sprauer. The invoice in the amount of \$3,850 has no detail provided. Ms. Bennecoff will attempt to contact Levin & Shea for an explanation of the MS470 file. Ms Bennecoff returns and notes that this was referred to management meetings with the park owners. Mr. Bellu concurs that this is usual and customary, when broken down amounts to \$225 per hour for 17 hours.

Mr. Boyce states that Mr. Fawcett died in a car accident. Ms. Park states that technically the park has to evict in order to sell the home. This also had to be done to collect back rent owed.

Ms. Hopkins recommends that as there is no itemization on the \$3850, that it should be reduced by half to \$1,912.50. The amount of \$2,025 for Account for Lease Agreement also to be reduced by half to \$1,250. The amount of \$973.52 for the Fawcett eviction is to be taken out entirely. The eviction fee of \$973.52 for Sprauer will be allowed. The accepted Accountant Fee is \$5,750.00. A total of \$9,648.52 will be the accepted amount for Professional Fees.

BAD DEBT – A total of three tenants for the year 2003 did not pay rental and the park was unable to collect. \$5,879.28 was the total amount. Amounts were not collected for 8 Wisteria, 43 Boxwood and 48 Maplewood. Mr. Holman states that this is a reasonable amount out of 80 sites. Ms. Hopkins will allow the Bad Debt amount of \$5,879.28

REPAIRS - \$13,431.00 – Invoices were supplied. Mr. Bellu has reviewed the invoices and it all appears to be normal and customary for the operation of the park.

Submersible Pump – pump for tenants water broke, had to be replaced, supplies water to tenants.

Top Freezer Refrigerator - \$529.00 from Young's Appliance. Mr. Holman states that this should not be included and asks the Board to deduct the amount.

Targeted Technologies – on site computer repair, for computer struck by lightning \$603.75. Ms. Park states that the computer is used for the park and two other companies. Will divide the \$603.75 by 3 and reduce to \$201.25

Jake Chek, 8/15/2003 – work to prepare for CO inspection. Ms. Park states that this cost is passed on to the tenant and is not to be included.

Dover Oil – 20 Maplewood Dr., Alice Moore, install burner - \$650, should not be included. Remove.

16 Wistoria Drive – replace vanity track - \$97.80, remove.

Jake Chek 11/17/2003 – removal expense, prepare home for removal, disconnects

11/17, 10/30 – Wistoria – prepare for CO \$397.20 Remove

12/19 Repair water damage to Clubhouse \$1,010.91, no insurance claim was filed. Remove.

Repair Amount of \$10,368.00 will be allowed.

MAINTENANCE - \$19,896.00 Maintenance items were not put out to bid, most were there when the park was taken over, since then most have changed. Mr. Holman notes that the rates are consistent with other communities.

State of NJ Partnership Tax was included in the Maintenance Amount. Ms. Hopkins notes that tax was not remanded back to the board for consideration as per the Judge's Order.

Mr. Rumpf notes that the Board is unable to consider this as a maintenance expense. Remove

Lawn Care is for the common area.

Cleaning Service TSVP Janitorial Service \$89 – Remove

Maintenance Amount of \$18,907.00 will be allowed.

Mr. Boyce notes that the Township provides reimbursement to communities under the Municipal Services Act, Ms. Park will look further into this.

Recess (9:35 to 9:40)

DUES AND SUBSCRIPTIONS - \$1,285 4 Invoices included. \$200 for NJ Water Association (2 bills, one for 2003 and one for 2004) Remove one invoice for \$200

Convention – NJ Manufactured Housing Association

Dinner Meeting – to discuss Convention issues \$70 – Remove

Invoice #1981 for Conventions - \$290 Remove

Lobby Fee of \$100 – Remove

Dues and Subscription Amount of \$625 will be allowed.

Mr. Bellu will do the calculations as to the amount per month, per site. He asks the park to consider the issue as to when the amount is to be applied. Ms. Park will work with the accountant as to when tenants moved in and out of the park and what each tenant has paid each month.

Will schedule for December 14, 2006 meeting.

PUBLIC – None

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

Motion to adjourn DeVito/Savage All Ayes

Meeting Adjourned 10:05 PM

Minutes prepared and submitted by:



Kathleen Sevcenko
Secretary