

Block Captain Meeting Summary

May 21, 2019

Community Vote

There will be a community vote in the next couple of months for a clubhouse generator and to update the by-laws.

Generator:

In addition to providing electricity or keeping the pools from deteriorating, there are several other reasons for having a generator at the main clubhouse.

- To provide heating and cooling stations - older individuals are not able to regulate body temperature as well as younger individuals and are more susceptible to hypothermia and to heat illness.
- To provide refrigeration for medications which are temperature sensitive - e.g. insulin, antibiotics, pain medications.
- To provide power for other medical devices - e.g. nebulizers or CPAP machines.
- To provide a communication center during a crisis - TV, radio, internet if available.
- To provide residents with the ability to recharge cell phones and computers - to be able to communicate with their families, friends, schedule necessary repairs, call 911 or others for help during emergencies.
- To provide a social connection and support center during a crisis.
- To keep plumbing in the building from freezing if without heat for significant period, to minimize damage and possible effect on insurance rates.
- To provide a means of storing or preparing food for extended outages.
- To provide a source of hot water for residents for personal hygiene.
- To keep sump pumps operational to avoid or minimize water damage to structures, with possible reduction in insurance premium.
- To keep the compressor for the fire suppression operational.

By-Laws

- Second, the Board will be recommending changes to our By-Laws. The By-Laws that currently govern Canal Walk are included in the Public Offering Statement that became effective in 2002. Since that time, much has changed, and Canal Walk has evolved into what it is today. Based on the Board's experience with managing the community, changes in NJ laws... and advice from our financial advisor, attorney and insurance provider... we believe it is necessary to update our By-Laws.

The generator and the By-Laws will be put to a community vote by mail-in ballot in the near future. We need everyone to respond promptly so we can implement the changes by the fall.

Landscaping/ Irrigation

- The Board has signed a proposal to upgrade the landscaping at the front entrance. This will include new shrubbery and trees, improved lighting and reconditioning the Canal Walk signs.
- You should have your irrigation activated and operational for your lawns.
- There are a number of homes that have street trees which have surface roots causing problems with mowers and sidewalks. The Board and Management are developing a plan with our landscaper to replace these trees.

Pool

- The outdoor pools have been prepared for electrical inspections and Somerset Health to inspect this week. The pools will be open daily starting May 26th thru Labor Day.

Miscellaneous

- Jitney usage waiver. There is a waiver that is being developed that will be placed on the back of fliers. It will state the procedure for using the jitney and the requirements for the passengers. Further details will be provided once it is finalized.

Developer Updates

- The developer has committed to finalize the entrance work before July 1st
- The streets in the Enclave will be paved and at the same time the raised intersection at Bayard will be installed along with speed humps near the old gate house.
- The old gate house street has been realigned and rough paved.
- The developer has rented some of the stores in the retail space and started the 2nd building
- The new Enclave building, Hamilton, is now closed with new residents.

Safety Updates

- File of Life information packets have been handed out to homeowners in the community.

Next Meeting

- Tuesday July 30th.