

Association News

Board of Trustees

Mario Iacoviello
President

Joe Chetalo
Vice President

Michael Collins
Secretary

Mary Alice Kowal
Treasurer

Loretta Pitts
Trustee

The
GATHERINGS
at CAPE MAY

2025 Budget and Fee

Towards the end of each year, the Association and Target Property Management collaborate to compile the following year's budget. The 2025 budget has been finalized and was approved by the Board of Trustees at the open meeting on November 25.

The monthly Association fee is directly proportional to the budget. After adjusting for a nominal amount of additional income, the budgeted expenses are distributed evenly among housing units, then divided by 12 to determine the monthly fee. Effective January 2025, the fee will be **\$203** per month, a 4.1% increase from 2024.



[Rules and Regulations](#)



[Clubhouse Use](#)

Annual Open Meeting

The annual open meeting of the Gatherings was held on November 25th at the Clubhouse. Thirty-eight residents attended the 2.5-hour meeting, which commenced at 1 p.m. Carri Alper, our Target property manager, led the meeting.

After the roll call of Board of Trustee members, select members of the advisory committees presented summaries of their committee's activities throughout the year. Each board member then provided a report. Carri then presented the association's financial status. A call for motions was made, followed by a vote of the board members on each motion. All motions were passed unanimously. The motions were:

- Rescind the appointment of Rob MacNeil as ad-hoc Treasurer
- Appoint Mary Alice Kowal as Treasurer of the Association
- Appoint Maria Chetalo and Sharon Zetterstrom as members of the Welcome Committee, Denise Talley as a member of the Pool Committee, and Tom Pitts as a member of the Landscape Committee
- Approve additions and modifications to the Rules and Regulations
- Approve a Maintenance Reserve Definition
- Approve contracts for:
 - Clubhouse cleaning – BTS
 - Clubhouse maintenance – Wise Choice
 - Audit engagement – Feldman, Sablosky and Massoni
 - HVAC maintenance – McAllister
 - Insurance renewal – Community Association Underwriters
 - Pool maintenance and attendants – Seacoast Property Mgrs.
 - Pool water testing – Cape Environmental Laboratory
 - Snow Removal – Team Reed
- Approve moving Certificates of Deposit from Columbia Bank to Citizens Bank CDARS Program
- Approve the proposed 2025 Budget

After the voting, an Open Forum allowed members to discuss topics of interest with board members. Following the Open Forum the meeting was adjourned.

2024 Activities of the Board of Trustees and Advisory Committees

Clubhouse

- A new treadmill has been installed and is in-use in the activity room
- The Clubhouse floodlight and timer have been replaced
- Two windows have been replaced
- Phase II furniture replacements have been delivered
- The lock cylinder in a pool area-facing door has been replaced. Numbered clubhouse keys will now open both the front entrance and pool doors.
- Efforts have been made to recoup accrued solar panel rebates

Financial

- Defined the use of the Maintenance Reserve fund
- Prepared the Association's 2025 Budget
- Negotiated the snow removal contract with Team Reed
- Financial Audit Agreement — Feldman, Sablosky, and Massoni
- Cleaning Service contract — BTS
- HVAC maintenance contract— McAllister
- Pool contract— Seacoast Property Management (2)
- Pool contract— Cape Environmental Laboratory
- Insurance Policy — CAU

Landscape

- Dead Ash trees in the Common Areas have been removed and replaced with Red Sunset Maple trees
- Organized the annual December landscape cleanup

Library

- Added false backdrops to the paperback bookshelf to prevent books from falling behind the bookshelf. Added bookends.
- Sold and donated books printed before 2010
- Displayed books by a Gatherings author (Gene DeGeorge) in a prominent place

Personnel

- Conducted an open board meeting to fill positions for two vacant Board seats. At the meeting Mary Alice Kowal and Loretta Pitts were appointed to the Board.
- Held a Special Election to elect a Board of Trustees member to fill out the remainder of the term for seat E. Mario Iacoviello was elected by Association members to fill seat E. Seat E's term expires in April of 2025.
- Updated the Board of Trustees committee liaison assignments
- New committee members were appointed a) Sharon Zetterstrom (Welcome), b) Denise Talley (Pool), c) Tom Pitts (Landscape), and d) Maria Chetalo (Welcome)
- Appointed Mary Alice Kowal as Treasurer

Policy

- Updated the Clubhouse Use and Pool Use Guidelines documents (Game over 19, Gym resident)

- Updated the Rules and Regulations
- Registration forms for all of the current recreation activities have been signed, submitted, and approved
- Updated the committee member application (bio) form

Pool

- Two faulty expansion joints have been repaired
- Furniture has been shrink-wrapped and is in storage in the pool area
- One electrical circuit breaker was replaced with two to prevent tripping. One breaker is currently operational, the second will be activated at the start of the pool season
- Replaced the timer controlling the lights in the pool and bocce area

Social

- Plan and host monthly Happy Hour events in the Clubhouse
- Planned the Outdoor Decorating Contest
- Planned and set up the Holiday House Tour
- Arranged the Holiday Luncheon at the Station House at Mud Hen Brewery
- Organized and prepared to host a Holiday Cookies, Coffee, and Sharing event

Other

- Organized a Meet and Greet with the Middle Township Police Department for residents
- Arranged for Speed Tracker along Aberdeen Way



New chairs and table in the Clubhouse

The Gatherings at Cape May Advisory Committees

December 2024

Architectural Review

Jim Bonner
Walt Kowal
Bob Smith
Liaison: Joe Chetalo

Clubhouse

Silvana Iacoviello
Anne Lopresti
Tom Pitts
Denise Talley
Trudy Tappler
Liaison: Loretta Pitts

Dispute Resolution

Dale Eagan
Roz MacNeill
Dave Schwartz
Liaison: Joe Chetalo

Landscaping

Gary Laulette
Tom Pitts
Craig Talley
Liaison: Loretta Pitts

Library

John Zetterstorm
Sharon Zetterstorm
Liaison: Michael Collins

Newsletter

Gene DeGeorge
Liaison: Michael Collins

Pool

Anne Lopresti
Denise Talley
Rita Walls
Liaison: Joe Chetalo

Social

Maria Chetalo
Sue Short
Deb Smith
Rita Walls
Liaison: Joe Chetalo

Welcome

Sharon Agin
Maria Chetalo
Sharon Zetterstorm
Liaison: Mary Alice Kowal

[Committee Application Form](#)

