

APRIL 24, 2017

Statement of President – Adequate notice for this meeting has been provided accordingly to the Open Public Meeting Act Rule NJAC5:20.

Roll Call: Steve Fetics, Sheila McGraw, Mary Soccio, absent – Jeff Briggs and Patty Coppla

Management – Julie Palma and Tricia Badalamenti

Minutes - Approved of 3-27-17

Open to Public

Unit 404 – New Unit Owner - Discussed Deck Repair – Steve Fetics advised that website of Stonegate had the Master Deed/By Laws, handbook and policies. Combination to recyclable bin given to her.

Pool Questions –
1919A – Question as to sign near tennis court.

Discussed a suggestion of procuring two skids of stone for the circle area, approximate cost \$150.00 and hand picking and putting in truck and delivery of same.

Provided Management with two proxies for insurance vote.

Planting

Presentation from Advanced payment Group/Supreme Metro described raising concrete liability exposure.

Master Action List –
Add Tennis Court needs to be resurfaced with asphalt (not tennis court material)

Mandatory Homeowner Ballot – Two supplied by Mike Issler

Some of units are rentals so it is difficult to get some responses.

Extended Deck Inspection – DMS still working on same.

Privacy Fence – Jeff Briggs working on a sample

Repair – Pool Coping – DMS spoke to pool company and will contact Patrician, approximately \$350.00

State Inspection – No word as to reinspection

Emergency contact forms – 60 Received in office

JCP&L – Completed most restoration except near building 7, Management will call

Closing in March – 1901A, 1913A, 306

Work Orders – 3 Units

404- Deck to be repaired, the other two were done.

DMS states a pool cover will be needed at end of season

1907B – Rental Status – No word from the bank, still collecting rent.

Review of Delinquencies/Legal Report –

Review of legal in conjunction with same

Review of bid on concrete and decks

Concrete total from Olivo - \$14,825.00

Standard Decks – 4 units – 906, 602, 604, 612 - \$17,200.00

As there is sufficient monies in common area improvements and repairs, motion made by Steve Fetics to do both, Mary Soccio seconds, all agree.

Future Discussion – Offering of extended decks to unit owners

Brush Fire – Fence restored behind building 7

Meeting adjourned 8:20 p.m.