

MINUTES OF MEETINGS - APRIL 25, 2016

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, Michael Issler, Sheila McGraw, Mary Soccio, Patty Coppla

Management – Julie Palma and Tricia Badalamenti

Minutes of March 1, 2016 approved

Open to Public

Correspondence – Guvan Colak – Sent email as to someone dumping in the dumpster from the outside, wants a sign posted, but Board agrees that it would not be beneficial.

New condominium construction – Status quo

Master Action List – Addition to decks – concrete being discussed separately.

Homeowners' questionnaires – 50 replies

Association and Building – Group Email – Jeannie Fortunato is gathering all information via paperwork given to her by Management to provide a list.

Pool – Locks and Keys – Management will arrange a date mid-month to exchange keys, if they need new key - \$75.00. Post on website said date and mailing.

JCP&L – Management reports still working on issue.

W.C. Fields – DMS stated that he did most of the repair work, but there is some pending.

JCP&L – Landscape Restoration – Management reports still working on issue.

New Business

Stonegate Entrance Sign – Remove sign and put back the letters and paint beige, DMS will do

Pool Pump was repaired by DMS.

Concrete Removal Bid – DMS will meet any of the bids to do same. Much discussion as to whether this is the way to go. No decision as to this aspect yet.

Decks – DMS will meet with architect for 1907B, this is necessary prior to repair.

Olivo – Steve makes motion and Sheila seconds, Board agreed to do the entire page 1 of proposal (patches) - \$4,400.00. In addition, the second part of sign, 212, 216, 306, 308, 404, 406 - \$11,625.00. Total - \$16,025.00.

Further discussion of concrete removal and the impact this may have for owners, will hold off DMS from doing same till further discussion can be done. Management will get cost to replace

entire walkway.

HOA Conference – This would be for admittance, gas and lunch, approved.

Lights on decks and canopies – At this time, no action to be taken.

Revisit extended decks – As some units with extended decks, are not maintaining them, discussion arose as to Association vs unit owner with repair. Management advises that it has been policy that extended decks are owner's responsibility and if this would be changed, maintenance fee would be astronomical.

Sales on Property -

604 - \$87,500.00

1903B - \$115,000.00

Financial – Operating - \$45,925.04

Reserves - \$106,312.66

Review of Delinquencies

Adjourn – 9:15 p.m.