

MINUTES OF MEETING - AUGUST 24, 2015

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 and Patty Coppla

Management – Julie Palma

Minutes of July 27, 2015 approved with one change “need to select plantings – spirea plant suggested”.

Open to Public – Guven Colak

Also, Steve Fetics explains to Mr. Colak relative to the retaining wall repair by a company called W.C. Fields.

Correspondence –

New Condominium Construction – status quo

Master Action List – status quo

Concrete Removal Plan – status quo

Bids for Building 19 – status quo – bids received – will do at later date.

Landscape Committee – Steve explains that W.C. Fields is a landscape architect and he will do a plan on building 1 to replace plantings. The concept is eventually following this plan throughout the complex. Bids for crack seal, Jim Walsh to arrange meeting with DMS for sometime during the week.

Website – 100% done, but Management to check Declarations of Master Deed and By Laws.

Kelly Stewart – Management and Board will try to reach out for him, no response as of yet.

New Business

Repeated discussion of W.C. Fields, bid to repair retaining wall where stones are missing. Need to re-cement and apply waterproofing, motion by Steve Fetics for \$1,200.00 to do the repair, Patty Coppla seconds, all agree.

Decks – DMS will do the decks after Labor Day. Owners will be notified to remove items off the deck.

Seal – New concrete steps – again this will be done mid September.

Pool Season – This will be left to discretion of DMS, as long as additional monies are not expended.

Work Orders

414 – JCP&L to be involved, but they said an electrician needs to be called, Management will do.

214 – Done

Cement Repair – This occurred when builder of new condominiums demolished house, they need to repair. Management to call Harrington at 908-879-5238.

New Homeowner's Sheet – Changes Mike Issler made and to put date to return with next maintenance fee payment.

DMS to power wash recyclable shed in and out.

Feral Cats – Ask Borough how long rabies vaccination last.

DMS to discuss repair of tennis courts with Walsh.

Also, can DMS remove chairs behind 208.

Discussion of fence around pool, cost \$322.00, Board approves.

Financial –

Cash - \$59,476.60

Reserve - \$106,304.41

Loan Payable - \$258,996.58

Thank the HeWitts, McGraws for their work in helping to maintain pool.

Suggestion to put on website, if so, Gus will be thanked as well.

Meeting adjourned at 9:15 p.m.