

MINUTES OF MEETING - AUGUST 22, 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, Mary Soccio, Sheila McGraw, Patty Coppla – arrived late.

Management – Julie Palma and Tricia Badalamenti

Minutes motioned to be approved by Sheila McGraw and seconded by Mike Issler with two changes – spelling and a word.

Open to Public

1903A – complaints as to garbage not picked up, last two weeks. Also, missed items in bulk pick up, dumpsters in 1900 building need replacement

Also, recyclables overflowing - several other unit owners in attendance for same issue, 1907A and 1901B, Management will address.

Further complaints about grass too high.

Discussion of deck replacement, need one more piece of wood. Also, need to advise tenant to clean snow off deck.

Master Action List - some changes.

Pool to be closed at DMS discretion after Labor Day.

Invoice to reimbursement – Private Homes – Management advised very difficult – snow removal – less reimbursement, garbage – less reimbursement, water line – road repairs over 10 year average.

JCP&L – Joanne called BPU for update.

Website – Recently handbook is on, need to speak to someone to upgrade.

Extended deck inspection – Unit owners have until the end of summer. Management will then do walk thru

Sealcoating project – Complete – Give good reference for JM Paving

Mr. Ferris comes to meeting to discuss his driveway which he claims is owned by Stonegate thus the Association should maintain. Steve Fetics stated that he needs to prove same, await his proof.

DMS –
Working on Stonegate Sign

Needs to seal concrete from last year and this year.

Pool Season – Good Job – discussion of fence

Review of work orders that are pending

Discussion of 906 to paint deck, DMS said deck needs to be replaced, waste to paint. Mary Soccio makes motion not to paint deck, Sheila McGraw seconds, Mike Issler agrees. Steve Fetics abstains. Management will advise 906.

Discussion of Gas Grills – Management will arrange Fire Marshall, attorney and set up meeting so unit owners can understand this mandate by the State. There is no place for placement of gas grills, unit owners can have electric grills only. Mary Soccio will prepare letter.

Do work order for DMS to repair smoke alarm in the common areas

Units closed in June and July
#1911A, 108, 1913A

Insurance information as to amendment given to Board to approve.

Legal and delinquencies
Review and Discussed

Financials –
Operating Account - \$36,034.99
Reserve - \$116,318.21

Gas Grills at Stonegate Village - After discussion, in order to be fair and equal to all residents and not put the Association in a position of policing grills and paying fines to the State, a vote was taken to remove all grills – Steve Fetics, Mike Issler, Mary Soccio and Patty Coppla voted to remove all grills, Sheila McGraw voted not to remove all grills.

Meeting Adjourned – 9:50 p.m.