

STONEGATE VILLAGE CONDOMINIUM ASSOCIATION  
MINUTES OF MEETING  
JANUARY 30, 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, Patty Coppla, absent Jeff Briggs and Mary Soccio

Management – Julie Palma and Tricia Badalamenti

Minutes of 12-12-16 approved, also minutes of 10-24-16 approved.

Old Business

Master Action List – Steve Fetics reported that he reviewed master list – items to be accomplished:

- Stonegate Lane – Removal
- Decks – 13 to be repaired
- Balconies – 5 to be removed
- Masonry – Walk Thru
- Rebuild Dumpster Enclosures
- Depression building 9
- Building 4 – 2 retaining walls
- Power Washing – Need to remove

Extended deck inspection – Will do in warmer weather

Mandatory Homeowners Insurance Ballot – 28 yes, 9 no

Privacy fence in front of pool, Mary Soccio will be revisited in Spring.

Repair pool coping – Spring project.

State Inspection – No contact with association yet.

Emergency contact form – 27 responses thus far.

2003A Engineer Visit – Management gives report, has been advised to contact Falcon Engineering as to contractors who will so said repair per the specifications – 3 bids.

Finch Winter Services – Introduction to Management and the Board. Some concerns were discussed.

JCP&L Restoration – Repair work will be done in Spring.

JCP&L – Light poles 68, 69, circle light, building 20 mailbox and light behind building 2 private home. DMS states pole near 314, ST82 also needs repair.

Emails as to new website – seems there is an issue, Steve Albin will be called. Also Management to advise unit owners of new website, along with said mailing, new Board Member will be introduced.

New Business –

Minutes – July – December 2016 need to be put on website as well as bulk removal dates.

Units closed in December – 604

Units for Sale –

1913B - \$149,900.00

1903B - \$115,000.00

Work Orders – Status Quo

January Maintenance fees were increased by \$7.00, letters to be sent out advising unit owners NOW.