

MINUTES OF MEETING - JULY 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, Mary Soccio, absent - Sheila McGraw, Patty Coppla

Management – Julie Palma & Tricia Badalamenti

Minutes approved with one date change.

Units for Sale – 404 - \$164,900.00
1903B - \$112,500.00
208 – Rented \$1,600.00
604 – Auction – August 20

Questionnaire – Will remove from agenda until December when booklets are sent out.

JCP&L – No response as to landscaping repair, response as to light poles.

Website – Detailed discussion, Management will advise.

ACH/Credit Cards are pending, will hopefully be done within the next few months. Website needs to be expanded. It may be necessary to start up a new website.

Extended deck inspection – Deadline – August 31, a positive response as to repair.

Sealcoating Project – Stonegate Lane extended to Tuesday of following week, August 9. Notice will be sent out to same, state that there is no parking on Stonegate Lane on said date. There will only be one lane. Also contact DMS to have J & M put lines as discussed with Judy Jacobs.

Legal vote – Insurance – Terry Kessler is preparing same.

Group Email – Approximately 93 units received at this time.

Concrete removal – Complete – Need to do a crosswalk.

1907B Deck Replacement – Under replacement presently.

Polite Plumber – Work being done on August 9, 2016, letters and charges have been sent out.

Railing – White Iron to be called for Building 4 – 404/406 (Call DMS)

Work Orders –

Unit 612 – Pending

1923 – Done

508/212 – Done

208/210 – Done

Need approval for proposal of removal of shrubs – pool area \$670.00, Steve Fetics makes motion to accept, Michael Issler seconds and Mary Soccio agrees, will check with others.

Michael Issler will order sign relative to cameras at pool, cost of approximately \$31.00.

Dave Smith almost complete on removing fake balconies from building.

Financials –

Operating Account - \$47,760.72

Reserve - \$116,318.21

Review of Delinquencies and update on legal.

Board Positions and Role – Letter should be sent to all Board the do's and don'ts.

Meeting Adjourned – 8:30 p.m.