

MINUTES OF MEETING - JULY 27, 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 last two meetings – April and May approved.

Open Public

Minutes – Several Changes –

1. Landscape committee will discuss plantings
2. 414 – Outside meter box to be repaired by JCP&L
3. Operating \$42,963.93 – Reserve \$106,341, Loan payable \$264,901.90. Joanne address these points in minutes and place on website.

Concrete Removal Plan – Status Quo

Bids for Building 19 – Storage – Status Quo

Landscape Committee – Need to select plantings – Spirea plant suggested.

JCP&L – Still working on property, only one pole out.

Website – Joanne has uploaded all policies and procedures except two. Management to check if all By Laws are on website. June minutes to be placed on website. All welcome packets to give website address.

Kelly Stewart – DMS reports that Mr. Stewart will come in the next few weeks.

Masonry – Olivo – Work to commence – 610 was done prior. Board has questions and concerns to PSI in the pouring of steps, sidewalks are pre made so they contain proper PSI's. Railings should be ordered so as not to have delay. Steve advises as to Patty Coppla knowing an engineer who says the only steps that have longevity are brick, but the downside to them are the joints. Board wants to know what are the rebuilds.

1909A – Dave Smith did temporary repair.

Replacement decks – Drawings are done, DMS states that he will begin job in mid August.

Power Wash – Remaining buildings 1,2,3,4 and 5, Mary Soccio states that she feels unit owners should be aware when power washing is to occur.

Barbecue – Stonegate picnic – A success, more residents attended this year than last. Board

wants to thank Gus Lopez, 610 for all his efforts. Motion by Mike Issler to reimburse him for propane, Sheila seconded, discussion as to starting precedent for community subsidizing as to Association, motion withdrawn.

New Business

Crack Seal – Bid – Jim Walsh to contact DMS for proposal.

Tennis Court – Need to get quote to repair cracking in tennis court and plus need to reinforce basketball hoop.

Steve Fetics states that landscaping is looking good, many compliments.

Recyclable Shed – Need to be power washed in and out. Also, suggestion to put cameras there for fall. Winter and Spring to check for violators.

Financials

Chamber of Commerce thanks Association for contribution/donation.

Board of Trustees would like copy of new insurance binder.

Need contracts from Trend and DMS before Budget is proposed.

Email copy of questionnaire and also when sending coupon booklets, maybe ask unit owners if they need new passes or refresh and do new passes.

New Listings – 906 - \$145,000.00, 108 - \$139,900.00, 918 - \$169,000.00.

Balance Sheet

Operating - \$60,818.17

Reserve – \$106,304.41

Loan Payable - \$261,979.15

Reserve and Reserve study discussion as noted in the cooperators. Management explains that most budgets should have a 10% Budget line. Stonegate cannot do same unless maintenance fees are increased.

Meeting adjourned – 9:00 p.m.