

MINUTES OF MEETING, JUNE 26, 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, Mary Soccio, Jeff Briggs, Patty Coppla

Management – Tricia Badalamenti and Joanne Carlucci

Minutes - Approved of 5-22-17

Open to Public – No One Present

Old Business

Master Action List – Status Quo

Mandatory Insurance Ballot – Management advises the Board that after many attempts, via writing and door to door visits, one more effort will be given. Joanne and Tricia will visit the site again and try to approach the membership.

Repair of Pool Coping – Dave Smith advises that this will be completed the next day.

Emergency Contact – Again, Management will visit all the units missing in order to complete this task.

Masonry – Our masonry contractor will complete the designated repair/replacement list before end of July.

Legal – Renting of units – on hold

Towing – We will hold towing for Reed.

Legal – Call Terry Kessler for a conference call.

New Business

Units Closed – 2001A – May
604 – June

Meeting Room – Dave Smith will remove old carpeting in the small office, and we will then install a Pergo type flooring at a cost of approximately \$2,500.00. The Board of Trustees approves. Also, the Board approved unanimously the purchase of a dehumidifier for the office.

JCP&L – General Remarks – Contractor Mike Marino – 610-573-9352 repaired the sidewalks after addressing the repairs completed by JCP&L. Management will contact them to compliment them on a job well done.

Pool Security – A new DVR will be purchased for the cameras in the pool area for approximately \$200.00.

Jeff Briggs has installed the pool rules and regulations and the grill policy on the Stonegate Website.

Stanhope Sidewalk Project—Steve Fetics and Jeff Briggs went to town hall to discuss plans of sidewalk completion from Dell Avenue to Acorn Street. The turn lane from Rt. 183 to Stonegate Lane will be eliminated by the project.

Replacement of wood railing on steps in front of 800 building. White Iron to be called for replacement railing.

Tennis Court— Dave Smith will investigate products to repair large crack in court. Olivo to repair corner with concrete.

Trees - Tree cutting/pruning approved .

Pressure Washer - Dave Smith purchased new wand.

2011A – Unit is vacant, smoke alarms are beeping. Management will contact owner.

Units for Sale – 1923B - 90,000.00
104 – 159,900.00
1919A – 95,000.00
1903B – 108,500.00

Financials – A draft of Stonegate Village Condominium Association Audit of December 31, 2016 is distributed to Board.

The Hill Wallack Legal/Financial report is distributed and discussed in detail.

Discussion as to the \$49,000.00 in operating account; Masonry and Deck replacement uses the majority of those funds.

The Board votes not to have a July Board meeting. However, all work will continue, Management and Board to continue work harmoniously via phone and email.

Meeting adjourned 8:30 p.m.