

MINUTES OF MEETING - JUNE 27, 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, Sheila McGraw, Patty Coppla, absent - Mary Soccio

Management – Julie Palma & Tricia Badalamenti

Minutes of May 23, 2016 approved

Open to the Public – Jeanne Fortunato

- A. Questions relative to deck and reported the air conditioner of the upper unit is not working.
- B. Expressed her sentiments relative to the lack of proper and relative information on the website.
- C. Expressed her feelings as to Management not utilizing emails as opposed to letters.
- D. Upset that roster not in excel, Steve Fetics said that he also has a format for excel as well.

New Condominium Construction – Status Quo

Master Action List – Status Quo

Homeowner Questionnaire – Discussed previously in open session

Association and Building – group email, discussed previously in open session, Management will repair.

Stonegate Handbook – Uploaded to website

Invoice to Private Homes – Still pending

JCP&L Management to contact Board of utilities

Masonry – Olivo to begin next week, need to discuss steps to 306 and 308 with DMS.

Extended Deck Inspection – Management advises that calls received into office as to what needs to be done on decks as unit owners cannot detect faults. Management gives unit #'s to Mike Issler.

Concrete Removal – DMS will be doing same on Stonegate Lane for a cost of \$4,500.00

Loan Refinance Status – Steve advises that he spoke to Valley National Bank and it seems that the rate might be a little lower than we have presently, but we will not know until August.

1907 Deck Replacement – DMS has applied for permit and hopefully will be done shortly.

Legal Opinion – Compel unit owners to carry insurance, need to amend, as 75% need to approve, actually it was thought only for upper unit, but Management feels that it should be all, will consult with attorney.

Units for Sale – 404 - \$164,900.00

1903B - \$112,500.00

208 – Rented \$1,600.00

Sealing – Asphalt bids –

J & M Paving - \$22,800.00

Precision - \$44,907.00

Machiavello Construction - \$29,847.65

Discussed – Steve Fetics based on information procured feels that J & M is the best. Steve makes motion to do, Patty Coppla seconds, Steve agrees, Mike Issler abstains, Mary Soccio to be called advising of same.

Tree – Peterson & Sons Tree Service - \$1,605.00 – Steve Fetics makes motion to approve, Sheila McGraw seconds, all agree.

Reserve - \$116,315.39

Meeting Adjourned – 8:30 p.m.