

MINUTES OF MEETING - MARCH 1, 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, absent - Mary Soccio and Patty Coppla

Management – Julie Palma and Tricia Badalamenti

Minutes of January 28, 2016 approved with changes

Mike Issler questioned the resolution of the deck's as to the responsibility – Association vs. Owner

New Condominium Construction – Status quo

Master Action List – Steve Fetics requests that DMS check the property for any items that he deems are necessary for repair/replacement.

Basketball Pole – No action this month, will discuss again next month.

1907B – Status quo on rental

Homeowner Questionnaire – Response status – 41

Ask Jeannie Fortunato who stated previously at meeting that she would coordinate a group email and also advise as to how she would procure the remainder of emails.

Private Home Ferris – Information provided to Association by Mr. Ferris only depicts easement as to right of access of the road.

Refinance Loan – Ann D'Antonio will discuss with Valley National in April.

Vendor and Contractor List – Presented to the Board and will be placed in the office.

Stonegate handbook to be copied as corrected

DMS – No work orders

Pool - Upon DMS request to replace lock that opens from inside and locks from outside. All new keys to be replaced and management will pass out.

Fake Balconies – DMS to do in Summer

Building Water Valves – Need shut off before Main, DMS will meet with Polite Plumber as there is an issue to be resolved in the 1900 building.

Sales Pending –

604 – 109,900.00

108 – 99,900.00

1911A – 98,900.00

2011A – 112,500.00

1913A – 83,000.00

1903B – 115,000.00

Financials –

Operating -51,100.45

Reserve – 106,312.66

Motion made by Steve Fetics to increase reserve account by \$10,000.00, Sheila McGraw seconded and agrees. Michael Issler opposed. Management to call Mary Soccio and Patty Coppla as to same.