

MINUTES OF MEETING - OCTOBER 24, 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, Mary Soccio, absent - Patty Coppla

Management – Julie Palma

Minutes of 9/26/16 approved with changes per email

Correspondence – Letter from 308 as to a beam that is split in the attic, is concerned as to its impact on the roof area. DMS will call unit owner and arrange an appointment to investigate.

Old Business

New Construction – Status quo – remove off agenda

Master Action List – Status quo

Unit 1907B – Rental status, plumbing costs of unit will be added to monies owed.

Website – Mary Soccio has been in touch with Steve Albin needs password to access.

Extended Deck Inspection per Spring list – Management advises other than staining, they would have no way to determine if repairs are done. Mike Issler feels that not too many items complete. Steve Fetics states that DMS has been in contact with a few unit owners. DMS will give us some cost estimates of some of the repair.

Mandatory Homeowner Insurance Ballot – Very slow in return of ballots.

Insurance letter reference to fireplaces to be sent out.

Post Office – Resend email as to advising neighbors, if they receive wrong mail, to either return to carrier or give to your neighbor.

Fence Around Pool – Mary Soccio gave some information received from Borough, stating that if utilizing chain link fencing, it must be very tiny openings. Will investigate next Spring.

Pool Coping – Information sent to Crystal Pool – Will as need to know if should be done this year or next.

Units closed in September – None

December Inspection Follow Up – Management will advise unit owners when we are made aware that they are returning.

Work Orders reviewed – All complete except 208. Also, remove 2003A water issue as complete. Steve Fetics inquired as to fake balconies, if any can be done this year. Mary Soccio and Mike Issler state that they need gutters cleaned.

Units for Sale –
1913A - \$154,000.00
1903B - \$111,500.00
306 - \$154,900.00

Annual Meeting

Opening – Mary Soccio
Improvements for year – Mike Issler
Budget/Financial – Steve Fetics
Election Findings
Closing – Sheila McGraw

Grill removal – November 17, Resolution states that if not removed by November 17, letter to be sent out giving 10 day notice, after that they will be removed to pool area and 10 days after thrown out. Inspection to be done.

Stonegate Property II – No information from attorney.

Snow Contracts – Four proposals – Finch Winter Services, Trend Landscaping, WC Fields and Olivo. Much discussion as to Finch vs. Trend. WC Fields was already dismissed. After extended discussion, Steve Fetics, Mike Issler and Sheila McGraw vote for Finch Winter Services, Mary Soccio and Patty Coppla vote for Trend.

Major difference, Finch had no cap at \$67,000.00 and first season with a \$10,000.00 rebate if continue on for 5 more years \$57,000.00. Trend had a cap of 52 inches at \$61,000.00, plus no rebate.

Financials –
Operating - \$21,262.70
Reserve - \$116,318.21

Delinquencies reviewed and discussed – Also a legal review of delinquencies via legal report.

Meeting adjourned – 9:00 p.m.