

MINUTES OF MEETING - OCTOBER 26, 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 approved of September 28, 2015

Open to the Public

Jeannie Fortunato 1907A – Discussion of email usage by the Association, Steps on unit have cracks. Want to have permission to screw down the floor above, before carpet is cleaned as the floors are quite noisy. Board will advise.

In discussion of apartment, awaiting completion of the painting of apartment. Check with AI, other questions raised as to condition of apartment, appliances, etc. Have heating system inspection, Mary will check with her company.

Master Action List – Status Quo

Construction – Building 19, Storage Area – Work has commenced sheet rock and insulation will go in after the area is dried out, will ask contractor to check for leak. It was thought perhaps to get a dehumidifier.

Landscape Committee – Next Spring – WC Fields will give some idea as to landscaping plan.

Roofing – building 9 & 2 – Kelly Stewart will not return – DMS will reach out for new roofer as suggested by Mike Issler – R. K. Roofing.

Crack Seal – Walsh said that he would begin next week.

JCP&L – Still working on holes, as they are placing new cables underground.

Garbage pile from building 19 – see what cost would be to pick up prior to bulk pick up.

Work Orders – Done

Recyclable shed cleaned and power washed.

Snow Prep – WC Fields to meet with DMS – supposedly they are leaving equipment on premises.

Letter to be sent out to unit owners prior to season, information – insulation, ice damming, frozen pipes, cleaning decks, upper.

Financials

\$21,770.86 – Operating

\$106,304.41 – Reserve

\$253,073.36 – Loan Balance

Meeting adjourned – 9:00 p.m.

MINUTES OF MEETING - NOVEMBER 30, 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, absent - Patty Coppla

Management – Julie Palma

Minutes approved of October 26, 2015 with correction R K Roofing

New Condominium Construction – Status quo

Master Action List – Status quo

Roofing – Building 9, 2 and 1915B – John from Pro Builders gave association a contractor, Edison – Dave has contacted him.

JCP&L – Steve Fetics explained how they put new cable which has been our original request, conduit has been installed making it easier to replace breaks. Need to know when they will finish connections.

Management to call

Snow Season Prep – Much discussion as to W.C. Fields Landscaping and their response time. Meetings cancelled, Management will call him. Management has question as to \$2,500.00 which should be given to him on unit onset of contract. Motion made by Mary that \$2,500.00 not paid until snow season inspection done, Mike Issler seconds, all agree. Letter to be sent to all regarding snow reminders.

New Business

Dehumidifier – Dave Smith said cost of same \$275.00, Steve Fetics makes motion to install, Sheila McGraw seconds, all agree. Compliments given as to good job done in the storage area by Pro Builders.

Unit 1907B – Rental Status – Need a certificate of occupancy - \$35.00 charge, need carbon monoxide detector, smoke alarms, fire extinguisher and GFI fault, DMS to do. Will rent for \$1,000.00 per month, month to month tenancy, insurance on unit to be procured.

406 – Railing – Still waiting from White Iron

Work Orders

On Line still has not repaired breakers

DMS to replace light bulbs and smoke detectors in storage area

Basketball apparatus to be placed in tennis courts, Mike Issler will check and advise of cost of new one to be purchased.

Meeting adjourned 8:45 p.m.