

MINUTES OF MEETING - SEPTEMBER 26, 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 and Tricia Badalamenti

Minutes to be approved from 8-24-16 – Minutes approved with changes about grills.

Correspondence – None

Unit 510 – Came to get explanation of letter regarding violations from state.

Old Business

New Construction – Status Quo

Master Action List – Status Quo

Invoice to Private Homes – Management states after reviewing budget lines applicable to private homes, cost \$53.00 per month to each home (2).

1907B – Rental Status – Tenant is paying rent, although she has a plumbing issue. Management will contact another plumber to try to repair without disturbing lower unit.

JCP&L – Joanne has made contact, but she is to verify once again all pole numbers.

Website – Steve Fetics explains discussion with Steve Albin and his ability to do website with various titles, cost approximately \$450.00. Patty Coppla makes a motion to move forward, seconded by Sheila McGraw, agreed.

Extended Deck Inspection – Necessary to do walk through, discussion of unit 808. Wants association to take back deck and rebuild to a smaller deck. Steve Fetics makes motion to move forward, Sheila McGraw seconds agreed. Send letter to unit owner not to use deck until this is accomplished, probably Spring next year.

Legal vote to change by laws as to mandating insurance, all in agreement, Management will proceed.

Stonegate email list – Need to make some changes specifically 1917B.

Seal Concrete – done

Fence around pool – Mary Soccio looking into issue as to mandate by State regarding same.

New Business –

Tree Work Bid – Peterson Tree Service gave bid for \$800.00, it was decided to wait until Spring.

Insurance Letter/Fireplace – Resent letter from last year.

Grill Removal – Meeting October 6, 2016, attorney Terry Kessler will attend as well as fire official. Residents may have electric grill.

No unit owner closed in August.

Postal delivery problems – Mail being delivered to wrong units, if residents receive, place in outgoing mail or deliver yourself.

Units for Sale -

1913A - \$154,000.00

1903B - \$111,500.00

306 - \$154,900.00

610 – Rental for \$1,650.00

Pool Season – Error Free – No problems this season. Association to send letter to HeWitts and McGraws for assisting with pool. DMS said next year, a new cover will be needed.

2003A – Water in unit, foundation problem, pending

408 – Pending work order

DMS states that he needs new wand for power washer and coping needed in pool area, will try to do, even though pool is covered, as to wand will get cost.

Hill/Wallack – List of their clients discussed. Management advises O'Brien issue resolved.

Financials – Balance Sheet

Operating Account - \$17,022.00

Reserve - \$116,318.21, which will be redeposited in a financial institution other than a local bank.

Snow Bids – Three Firms

Finch – Season Price - \$67,000.00

W.C. Fields – Seasonal price not to exceed \$61,000.00 with per
inch storm

applicability

Frank Cassimore – Seasonal price - \$55,000.00 – As new bid,
Management and Board to meet with him to discuss further

Trend – Not certain as to his interest.

Budget/Maintenance Increase – Sheila McGraw makes motion to approve
Budget with increase, Steve Fetics seconds, Mike Issler agreed, Patty Coppla
undecided, new maintenance January 1, 2017

Meeting Adjourned – 8:53 p.m.