

MEETING OF MEETING - SEPTEMBER 28, 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 of August 24, 2015 approved.

Old Business

New Condominium Construction – status quo – will call again.

Master Action List – status quo

Kelly Stewart visit – Building 9 & 2, spoke to DMS, will be there in a few weeks.

Review of Walsh bid – costly – two other will be procured. Mike Issler stated that High Point is doing paving project. Will get name and advise.

Seal New Concrete Steps – DMS will seal

Review Homeowners Information Sheet – Board Reviewed, changes and additions made, decision as to fining unit owners who do not respond by February 28, 2016. Also, many unit owners feel not necessary each year, but this year a must, afterwards, we can say if information the same, state same.

JCP&L – Bore holes in landscaping, but did not fill all. Management will call to see when they will send contractor.

Insurance – Insurance company advised that letters should go out as to grills on deck and if owners have fireplaces, they need to be cleaned, this letter went out.

Pools – Bid for new pool filter will wait until spring.

Work Orders –

Pending – 402, 308, 706, 912, 920 (roof leaks), 414 – On Line communicating with DMS, Building 19 – will be done when repair is done, tennis court still pending, 810 pending, 410 pending.

Recyclable shed still not power washed.

Steve mentions some trees need to be trimmed, not presently but soon.

By Law update – Hopefully will be scanned soon.

Financial – Operating Cash on Hand - \$28,751.58

Reserve - \$106,304.41

Loan Balance - \$256,042.47

Snow Bids – Review of Same

W.C. Fields

Trend

General Outdoor

Bids are all in the same cost area based on contract price. W.C. Fields provides a per inch cost with a cap of \$61,000.00 which allows for a savings if it is not a harsh winter. Spoke to Keith of W.C. Fields via phone, asking all pertinent questions, particularly, bid begins at 2 inches, we prefer 0-2, asked for referrals will provide. Vote email, also confirm that any damages done by contractor will be his responsibility to repair.

Review of operating cash to do pending projects – Paving.

Mary Soccio and Mike Issler state that they want 1900 building project done immediately.

Meeting adjourned 9:00 p.m.