

STONEGATE VILLAGE CONDOMINIUM ASSOCIATION  
MINUTES OF MEETING  
FEBRUARY 11, 2020

Statement of President – Adequate notice for this meeting has been provided accordingly to the Open Public Meeting Act Rule NJAC5:20.

Roll Call: Tania Cruz, Mary Soccio, Patty Coppla, Michael Issler, Steve Fetics

Management – Julie Palma & Patricia Badalamenti

Minutes of January 14, 2020 – Approved, wanted it noted that 2005A was handled by owner and that George Hewitt praised the Board for all the good work.

Open Forum – Fran Smith had concerns as to snow removal company utilizing rock salt instead of calcium on concrete. Also, had complaints as to leafblower use at 11:30 p.m. Management will contact him.

Abandoned Cars – Management gives information as to Predatory Towing Act, need to have a towing contract in place with signs. Work Order – Have Nick take down present signs.

Seek information from Towing Companies – Ron and Sons, Motion, Netcong. See if we can procure before next meeting. Also, discussed the amount of unregistered cars in lot as well as expired.

Landscaping Bids – Management sent to Board prior to meeting – 1) BTS, 2) Sponzilli, 3) Stack Landscaping, 4) Monti Landscaping, 5) Native Fields. Board had some discussion, will review, email vote before Friday.

Amendments to By Laws – Later in Meeting

Peninsula by Building 19 to be removed, so as to alleviate water. Bryan from BTS stopped by and discussed some various ways to alleviate water, use of stone etc.

Moving Dumpster – Discussion of impact of other units, reason for move, what can be done. Get bids to move dumpster back and enclosure.

Painting – Bids for painting etc, thoughts about Nick doing same within the confines of his contract. Management stated that maybe it would be more fiscally responsible to have someone else do. Mary makes motion to see how long it will take Nick to do, cost of materials, etc. as opposed to getting contract, Tania seconds.

Walk thru in Spring – Near Building 19, maybe a space added, will assess then.

Amendments to By Laws – Tom Martin states that he can send draft of the amendments as all have been done for their Associations – 1, 2, 3, 5, 8, 14.

Financials – Review of Same

Operating – 32,476.84

Reserve – 145,441.35

Delinquencies reviewed, plans to be made with some units, others liens will be placed.

Confidentiality amongst Board Members – Michael Issler and Steve Fetics have not signed, Mary Soccio makes reference to same.

Meeting adjourned 9:00 p.m.