

STONEGATE VILLAGE CONDOMINIUM ASSOCIATION  
MINUTES OF MEETING  
MARCH 10, 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 & Joanne Carlucci

Minutes of February 14, 2020 – Changes – Snow blower is leaf blower. Those who did not sign confidentiality agreement – Michael Issler and Steve Fetics. Change walk thru in Spring near building 19, Peninsula by building 19 to be removed, will be changed to may be removed so as to alleviate water. Mary Soccio makes motion to accept these changes, Tania Cruz seconds, agreed.

Discussion of dumpster enclosure – Suggestions made to wood with cross buck, new hardware, metal hinges, dumpster will be moved back to allow for more area. Mary Soccio makes motion to have Nick pursue this course of action as dumpster area, Tania Cruz seconds, agreed.

Pool – Management has procured two bids:

Papa Grieves - \$7,500.00

Clear Blue Pool Management - \$10,000.00 plus

Question raised as to where there are issues with Papa Grieves, response – some cloudiness with water and Management advises to late start. This year he needs to start at beginning of May. Mary Soccio makes motion to accept Papa Grieves, Michael Issler seconds, all agree.

Discussion as to fencing around front of pool – Steve Fetics explains a slip frame where boards are placed within. Nick will look into same, cost and how long to do this, hopefully before season begins. Michael Issler makes said motion, Steve Fetics seconds, agreed.

Towing – Management explained that calls were made to several companies regarding contract for private property, only response – Ron and Sons Towing. Names on contracts can only call towing company. Signs need to be ordered, two with information requested, Steve Fetics makes motion to proceed, Mary Soccio seconds, all agreed.

Solar Lights – Tania Cruz explains a 4 pack which is white lighting as well as other colors to illuminate the Stonegate Sign, cost is under \$60.00. Management will order, all are in agreement.

Walk Thru – Tuesday, March 24<sup>th</sup> or March 31<sup>st</sup>, 10:00 a.m. Management suggests Nick walk thru before Olivo so he could do minor concrete repairs per Mike and then Olivo to do the larger repairs. Management will contact Olivo to see about his availability.

Steve Fetics discusses conversation with Nick and his ability to take down fake balconies. As this is aesthetic, Nick can do when he has time.

Michael Issler requests that Stanhope Fire Department advise Management as to fire incidents on property.

Letter to be sent to unit owner in building 3, as to dog being unleashed on property.

Taxes – Steve Fetics wants explanation as to association stopping payment of taxes on certificate for land purchased by pool years ago. This was based on Township stating land was not buildable. Steve Fetics reports on minutes that were contrary to same in 2018. Management to get a clearer understanding.

Financials – Balance of 1/31/2020

Operating – 53,918.71

Reserve – 145,705.70

Review of Delinquencies – 3 Units to be liened.

Meeting adjourned 8:20 p.m.