

STONEGATE VILLAGE CONDOMINIUM ASSOCIATION
MINUTES OF MEETING
July 14, 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 June 9, 2020 - Steve Fetics makes motion to approve with the following changes. On May 12, 2020 minutes, Mike Issler not voting on lights to Mike Issler not selecting lamp styles. Change from response to building 19 as to lights working in front and back to response to building 19 as to soffit lamps working or not. Also, last sentence, conference call, Mary Soccio seconds, all approved.

Tania Cruz makes statement that during these difficult times, all Board members should have patience and respect. Also, refrain from being negative.

Ongoing issues -

- A. Gas Grills - Utilize letter of 2016 where it advises that propane gas grills are a violation and subject to a fine of \$500.00. A letter will be sent out to the community by July 24, 2020 and grills removed by July 31, 2020. Non-compliance - \$500.00 fine, Mary will assist in tweaking letter.
- B. Lights on Exterior Walls - Red lights need to be changed to white lights
- C. Mowing of Lawn near pool - BTS has code to room with keys, was leery of taking keys from room. BTS will not mow low for a week or so due to hot weather.

Loan Finishing in 2021 - Community believes 2020 - It was explained, original loan of \$300,000.00 was processed in September 2010, loan recast in 2011 for \$400,000 thus extending the term of the loan. Although the loan was increased, unit owners' payments were not. Letter to be sent to community advising this matter. Mary and Julie will work on same. To be delivered in packet with grill letter on July 31.

314 Deck - Review of Abbas - Engineer Report - Owner upset by repair to deck by deck contractor. Board agrees that it does not appear to be a good fix. There is a concern that there is a safety issue so Mary Soccio makes a motion to have engineer meet with unit owner of 314, find out what her issues are, walk on deck and report, Steve Fetics seconds, all agree.

Landscaping - Building 20 - Photos shown that depict the area around building, no grass soil, etc. Need three bids to revitalize the area, Fabric, soil plants, etc. Some firms given, Nature Fields, BTS and W.C. Fields.

Electrical Panels - Meters for Building 1-9, the panels are old and under strain, 3 bids to replace.

Possibility of informing new buyers that cannot rent units for 2 years upon buying. Management notes this is a Master Deed change, need 75% of vote, very difficult to attain. Steve Fetics agrees with majority to acquire the votes, Mary Soccio states this is a suggestion. Can be discussed at a later date.

Discussion of 1911B - Stating no dryer vent on roof, need to ascertain if correct. Nick to look at same and report.

Deck List - Need to know if decks are standard and/or extended. Mike will walk with Joanne. At that point, we will send letters to extended deck owners as to engineer reports, the others (standard) will have to repair by Association.

Discussion of delinquencies - Management advises only 8 units in arrears, total \$12,666.00. Very big difference from years past.

W.C. Fields proposal - Motion by Mike Issler to proceed to phase 2, Tania Cruz seconds, all agree.

Discussion of placing temporary sprinkler in that area so as not necessary to keep watering. Also agree to tweak the bid eliminating some trees.

Meeting adjourned 4:17 p.m.