

Meeting Minutes
Date: January 3, 2007

Call to Order: The meeting was called to order at 7:05 PM by Gene-Ann Pesano

Roll call:

Board Members: Gene-Ann Pesano, Scott Stanford, Corinne Redman & Randy Abeles

Homeowners: Lori & Rick Gaynor, Maureen Kelly, Donald Zmuda, Kim Pillar, Paula Groppe, Jim & Shirley Malizia, Cathie Trincinelli, Fred Weintraub

Bob Martin's resignation from the Board was read and accepted by the Board members.

Approval of Minutes: Minutes of the November 13, 2006 were approved. Motion was made by Randy, 2nd by Scott, carried unanimously.

Trustee Reports:

Landscaping (Scott):

- Weeping Willow will be replaced next spring
- George needs to reinstall markers for snow plowing (Gene-Ann will contact George)

Roofing & Siding (Gene-Ann):

- 2 more roof leaks were reported and one has been repaired. Twin has made the appointment to repair the second one.
- Twin was asked to reinstall a shutter that had blown off one of the buildings several months ago. They reported that the shutter was too damaged to reinstall. They sealed the holes and left the shutter off at our request. It would be impossible to match the shutter and we plan to replace all of the shutters next year.
- Twin has been invited to submit a proposal for replacing all of the shutters.

Miscellaneous Maint (Gene-Ann)

- A masonry contractor has been called to repair the crack in the foundation at 18 MD.
- A plumber has been hired to repair a leak in the back flow of the irrigation system.

Pest Control (Gene-Ann):

- One unit was treated for mice.
- A unit was checked for critters digging in the back at the A/C unit and tech determined that there is no digging going on and the pile of sand is from something else.

Messages/Correspondence (Gene-Ann)

- 20 requests were made for Certificates of insurance, final statements and closing statements for various sales and refi's.
- Homeowner reported that a critter has been digging in his back yard around the A/C unit.
- Two roof leaks were reported.
- Communicated with a homeowner who has sold her unit how to handle the balance due on the garage door.
- Another homeowner had a problem with hot water heater overflowing and causing damage inside of the unit. The homeowner, our insurance company and her insurance company were all advised that the interior damage to the unit is not covered by the Association's policy.
- Homeowner reported that she and her family are being harassed by another homeowner to the point where they would like to put their unit up for sale and move out. Gene-Ann had a conversation with the homeowner and asked for her patience while the problem is worked out as peacefully as possible.
- Two homeowners reported that carpeting was left at the curb for pickup during the holiday week. The owner was contacted but she is out of state and not able to do anything about it. The tenants who were in the unit had already moved out.

Committee Reports:

Covenants Committee (Scott):

- Still dealing with the broken window at 3 BFT
- Another garbage can letter has been sent
- Some discussion regarding violations that do not seem to be getting attention followed. The homeowners present were asked if anyone would volunteer to help by serving on the Covenants Committee. Volunteers were Lori Gaynor and Kim Pillar.

Property Manager Committee:

No member present to give a report. Based on the report at the November meeting the committee was ready to set up presentations to the homeowners from 3 Property management Companies. Letters need to be sent to the homeowners at least 30 days in advance of a meeting for these presentations. Gene-Ann will send a reminder note to the members of the Committee to submit an outline of what they would like to have in the letter to the homeowners. The Board will then compose the letter, submit it to the Committee for their approval and mail the final letter to all homeowners.

OLD BUSINESS:

- **Commercial Vehicles: Ongoing problem within the Community**

- The Board will verify the wording for the Master Deed on how to clarify a commercial vehicle (commercial plates & non-commercial plates with lettering).
- **Parking:** difficulty parking within the community
 - Gene-Ann will look over the Engineering Plans
 - **Suggestion:** to make an additional parking area/Boat/Camper storage area

New Business:

Set date for annual meeting:

Board members agreed upon April 13, 2007 at 7:3- PM in the town court room.

Date of Record for voting eligibility:

- The Board agreed upon March 24, 2007.

Proposals for amendments to the Master Deed may include:

- Membership fee from \$200.00 to \$1,000.00
- Commercial Vehicles definition
- Home based businesses (Scott to confirm the Brick zoning laws for residential)

Other:

- Fred Weintraub asked that the Township be contacted and asked to reaffirm that the patios that former Mayor Scarpelli agreed to replace will still be done.
- Maureen Kelly has a broken sprinkler head and hole in front of her unit. This led to some discussion about the sprinkler company's work. Scott and Gene-Ann will be obtaining bids from other companies over the winter to replace Brickman.
- Parking: vehicles parked on the ingress and egress of the main entrance are a problem. The Board agreed and will post signs prohibiting parking or standing at both sides of the main entrance.
- There was lengthy discussion regarding commercial vehicles being parked on the property. The most serious problem appears to be that they are too wide for our streets (do not leave enough space for an emergency vehicle to get through) and their height obscures the view of the road ahead for other drivers. The Board will be working on this problem immediately.

Next Meeting: February 28, 2007 at 7:00 PM at Century 21 building.

Adjournment: Motion made by Corinne, 2nd by Scott. Meeting adjourned at 8:25 PM.