

Drum Point Village West Meeting Minutes Wednesday February 28, 2007

- Meeting was called to order at 7:20 PM by President, Gene-Ann Pesano
- Board members in attendance:
Gene-Ann Pesano, Randy Abeles, Scott Stanford
- Homeowners in attendance:
Herb Armstrong, Lillian Hughes, Lynn Francavilla, Len Francavilla,
Jennifer Rother, William Walker, Ronald Dougard, Fred Weintraub
- Approve minutes of January 8 meeting
Motion: Randy Abeles Second: Scott Stanford Vote Unanimous,
minutes approved
- Reports from Trustees and committees:
 - Snow Removal (Scott)
There has been very little snow. Any plowing that was done was at no charge to the Association, salting and sanding was done as needed
 - Sprinklers (Scott)
Scott expects a contract proposal from a sprinkler company by March 9. Gene-Ann Will get 2 other bids.
 - Garage Doors (Gene-Ann)
Warranty information distributed to owners 2 weeks ago
 - Covenants Committee (Lori Gaynor, Kim Pillar)
Organization meeting held on 2/16/07, members reviewed restrictions, rules and policies. Supplies were given to the committee.
 - Property Management Committee (Corinne & John)
Ron Dougard stated that the committee was not getting feedback from the Board. It was stated that the Board had reviewed the requirements for moving the project forward at the last two meetings and a committee member was present at each of those two meetings. Additionally, a letter was sent from the Board to each of the members of the committee several months ago advising them of what needed to be done.

The committee has committed to getting at least three bids, possibly as many as five for presentation at the General Meeting on April 13.

Announcements to the homeowners will be sent out 30 days prior to the April meeting.

There was lively discussion among the homeowners who feel that a Management Company will improve response times to calls and problems.

- Roofing/siding (Gene-Ann)

Storms of the w/o 2/12 resulted in 13 new leaks (11 Miller units, 1 Mignatti unit) and 2 instances of fascia blowing off. Twin has been given the work orders, estimates have been submitted and approved. Work to begin early next week. Total cost is about \$24,000, most of which will come from reserves since the repairs will involve replacement of roof sections. There was another discussion with several homeowners who feel that the Association should cover repairs to the insides of their homes. It was stated that the policy of the Association has always been that the Association repairs what it owns (the outside of the building) and the homeowners repair what they own. All homeowners were polled either by email or phone several years ago and asked if they would prefer to change the policy and make the Association responsible for the inside repairs. The result of that survey was that over 65% of the homeowners felt that the policy should not be changed. The homeowners were advised to contact their homeowners insurance.
- Misc Maintenance (Gene-Ann)

The township repaired a leak in the water main at the street leading into the sprinkler system
The valves into and out of the water meter are leaking. The water is shut off for now. The new sprinkler company will make this repair for us.
- Correspondence (Gene-Ann)
 - Letter from township informing us that Ruthanne Scaturro has been appointed as the Council's Liaison to Condominiums
 - The current and prior owners of 63 WSW sent an agreement signed by all parties to split the repayment to owners for the pool matter.
 - Our auditor sent us information regarding hiring of contractors who are not incorporated who do not have the NJ Business Registration Certificate. If we hire them to do work for us, we will also have to pay the state of NJ

7% of what we pay the contractor. This led to the statement of the policy that we will avoid hiring contractors who do not have General Liability Insurance, Workers Comp Insurance **and a NJ Business Registration Certificate.**

- Community Associations Institute (of which we are a member) requested an update of our information for their directory. The update info was faxed to them on Jan 26.
- 6 requests for condo questionnaires and statements for closings were handled.

- Review financials – copies of the January Financials were distributed to all attendees.
- Old Business
 - Storage facility
Lackland Storage on Brick Blvd has 5x5 units at \$19.99/month. They will extend a professional courtesy discount to us with the first three months at \$9.99.
Motion Scott Second Randy Vote Unanimous
Gene-Ann will arrange for the rental of the storage facility. Then the files need to be moved from their various locations to the facility.

 - Foundation crack at 18 MD
Work on this to start on Wed 3/7. Case will repair the crack and remove existing flooring.
Lowe's will replace the flooring and Case will come in again to repaint baseboard quarter round and any other touch ups that are needed. Total cost will be between \$4500 and \$5000.

- New Business:
 - Homeowner request for patio
The Board approved the request and the approval letter was given to the homeowner.

 - Review Late Fee policy
We are experiencing an unprecedented number and amount of arrears. The arrears are costing the Association money in that the money is not in the interest bearing accounts and when we have to turn over for collections it costs the Association about 11% when the money is collected. There is also a \$30 filing fee for liens. The current policy is to charge a \$5 late fee for fees not received or postmarked by the 25th of the month. This policy clearly does not encourage people to pay their dues in a timely fashion.
The following late fee policy was proposed by the Board:

Monthly dues fees are due on the 1st of the month. A late fee of \$35 will be charged on dues not received or postmarked by the 15th of the month.

Once a homeowner is 6 months in arrears, they will be turned over for collection.

If the homeowner reaches 9 months in arrears, a lien will be filed against their unit.

For special circumstances, the Board may be contacted in advance of the large arrears and arrangements can be made for the payment of the arrears.

Motion made by Randy, 2nd by Gene-Ann and carried unanimously.

The new late fee policy will take effect April 1, 2007.

- Parking rules
- Proposed rules:

Parking Rules

- No parking anytime in Fire zones, in front of fire hydrants or in the ingress and egress of the main entrance.
- No parking during the day in front of mail boxes
- No parking anytime on the grass
- Commercial vehicles (trucks with commercial plates, any vehicles with advertising or company names displayed) may not be parked anywhere in the community during the hours of 6:00 PM and 8:00 AM except by special permission from the Board.
- Commercial vehicles may be permitted for brief periods during the day with approval of the Board. No approval is needed for outside workers who are performing services to the units.
- No trucks (as defined by NJ State Dept of Motor Vehicles) may be parked on the streets at any time. They must be in driveways or in overflow parking spots.
- Oversized vehicles (exceeding 72" in height or 78" in width) may not be parked on the streets. They must be in driveways or in overflow parking spots.
- All vehicles must be parked within 9" of the curbs.
- Vehicles may not be parked in such a way that they block access to another homeowner's driveway.

On the first instance of a violation of these rules, the homeowner will receive a written warning from the Covenants Committee or the Board. Every violation following the warning will incur an immediate fine of \$15 with no additional warning required to be given.

If the violation is made by a tenant or visitor, the homeowner will be fined. Homeowners are responsible for the actions of their tenants and guests.

The decision of the Board was to publish the proposed rules and solicit feedback from homeowners.
Gene-Ann and Randy will take care of this.

- Annual Meeting
 - Nominations for Trustees
 - Nomination of **Scott Stanford** by Gene-Ann
2nd by Randy Vote Unanimous
 - Nomination of **William Walker** by Gene-Ann
2nd by Scott Vote Unanimous
 - Proposals (Membership Fees)
 - The Board agreed to include the proposal that was made by Scott Stanford in 2005 to increase the one-time membership fee to \$1000 in the ballot for this year.
- Open Forum

One of the homeowners affected by the decision of the Board at the January meeting to disallow cars from standing at the front entrance to wait for the school bus each morning raised the issue again. She did a survey of the number of cars that use the exit during the time that these cars are there and determined that there are only a few cars using the exit at that hour. It was her opinion that the situation is not a safety hazard. There was a lot of discussion about this. The discussion ended when Ron Dougard stated that this is not an issue and that they should be able to stand there in the morning.
- Next meeting is on Friday, April 13th at the courtroom in the municipal building at 7:00 PM. It is anticipated that it will be a very long meeting since the proposals from Property Managers will be given at that meeting.
- Motion to close the meeting was made by Randy, 2nd by Scott and meeting was adjourned at 10:00 PM.