

STONEGATE VILLAGE CONDOMINIUM ASSOCIATION  
MINUTES OF MEETING  
DECEMBER 11, 2017

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

Roll Call: Steve Fetics, Mary Soccio, Sheila McGraw, Jeff Briggs, absent - Patty Coppla

Management – Julie Palma & Patricia Badalamenti

Open to Public –

1. Concerns as to unit 1923B not being winterized
2. Parking – As unit owners have in excess of 3 cars
3. Management will consider her request as to parking and request Management will contact unit owners and get back to you.

Other unit owners in attendance were asked to return at a later time in the evening.

Tony Valvano – ANC, Public Adjuster – He reviews the units affected by fire 602, 604, 606, 608, explains the procedure as a public adjuster, tries to obtain the most monies for association absorbing the deductible and if doing the construction aspect, absorbs the 5% fee for adjusting. Management explains that Tony Valvano has done previous work there. Board accepts Tony Valvano in both positions. Retainer will be executed by President. Tony Valvano states that the units construction will take approximately 6 months.

Open to Public

2011B – Needs windows caulked, not able to find anyone to do repair, wants Board to revisit doing the repair. Action – Board suggests giving unit owner contacting DMS and let them make their own arrangements.

1921A –

Pro – Lights are back on, pumpkins removed

Con – Dirty diapers near entrance

Sign on ground relative to dogs

Salt – type used, Management explains issue as to cost of calcium chloride vs. present product. States that as snowplower is landscaper he would save money if he used a different product as it compromises the grass.

Also expresses concern as to unit owners had no idea to move their cars during storm, an email should have been sent out and the need for emails is so important. Board explains how difficult to get information.

Finally, wants dryer vents addressed, requests that DMS do, but Dave advises this is an insurance liability. Management explains each unit owner should pay, approximately \$90.00.

Steve Fetics thanks management for quick response as to fire.

Snow Issue – Management reiterates the issue, some misunderstanding on Finch's part, calcium chloride is being used on stoops and 10 ft. out, not on walkways. Finch says to utilize all calcium chloride throughout complex would be another 10-15 thousand. Much discussion as to same. Jeff feels the owners were apprised that the snowplower would be using calcium chloride. An impasse, Management will call Finch to see the cost of using calcium chloride except on long walkways, then email the Board for decision.

Fire – Steve Fetics stated that both Brian McNealy and George Graham reached out to him as to the fire. Mr. McNealy said that he would assist with permits. Mr. Graham was offering help to unit 604. A thank you will be sent.

Rose Velasquez requested information as to some type of donations for 604, much discussion as to who would be point person, it was decided to reach out to Rosa and see if she could handle.

Discussion of action on 2011 – Advise her to make her own arrangements with DMS.

Other items of discussion –

Letter to be sent out to 1, 3 and 4 as to condoms and feminine hygiene products left in parking lot.

Discussion of contracts – Jeff will email board a contract comparison and analysis.

Meeting adjourned – 9:20 p.m.