

STONEGATE VILLAGE CONDOMINIUM ASSOCIATION
MINUTES OF MEETING
AUGUST 27, 2018

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

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

Management – Julie Palma & Joanne Carlucci

Minutes approved from July 23, 2018 with change of decks, only three approved 1911A and 1913A/B.

Correspondence – Lengthy discussion as to letter sent to the Board of Trustees reference board members doing work on property as it is a liability. Jeff Briggs gave explanation as to why letter was written, Steve Fetics corrected the statement about Board members being removed. Other Board members gave their input. The original intent of letter was approved with revisions requested.

Olivo – Management reports that end of September, beginning of October, if this cannot be done, perhaps, it should be held off to Spring. Management will verify.

JCP&L – Still awaiting repairs. Although they did do the landscaping repair, Management will continue to call them.

Trees – Peterson will be called to give bid.

Power Washing – Discussion with DMS on power washing those areas on roof where it is discolored. DMS states that he has to call ABC to see what chemical is suitable for this job.

Awnings over Deck – This was brought up so as to have a specification for same. It was thought to have a company come in the future to explain and how it would be adhered to building, how it would work, etc.

Building 19 – Meter Bank System – Work order to be issued to DMS can assist electrician.

Decks – Discussion ensues as to plan presented by 1913B, wants deck extended beyond the allowable footage. This is not possible as it would extend over walk and there would be impact to deck below. Need to revisit deck plans.

Pool – DMS will close a few weeks after Labor Day, depending on weather and chemicals.

Cable – Management to contact Ferris as to calling cable company to remove wires, no action, cut the cable.

Work Order to be issued – Review - Tennis Courts – Concrete

Lacrosse net ordered.

Towing Company – Steve Fetics reports that he contacted and will post signs etc. Management to contact pending credentials from towing company.

Financial – Review of Delinquencies

Operating - \$93,259.92 (includes fire claim)

Reserve - \$130,234.65

Meeting adjourned – 8:30 p.m.