

STONEGATE VILLAGE CONDOMINIUM ASSOCIATION
MINUTES OF MEETING
OCTOBER 2, 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, Patty Coppla

Management – Julie Palma & Tricia Badalamenti

Approval of Minutes – Minutes approved for August 27, 2018

Open Forum – 1921A

1. Recommendations not to have meetings in the day
2. Concern for Safety – lights out for a while.
3. As winter approaches, two cars in 1900 parking lot, that have not moved, asks assistance in having cars removed.
4. Landscape Committee – As chair of the committee, he asks that he be involved in matters relative to same. Of course, ultimately, it is the Board's decision. New members on committee: Michele Shine
Patricia Konzelman
Bill McGraw
Steve Fetics
Michael Issler – Chair

DMS Matters – Mention that power washing cannot be done on roofs, need to call GAF as shingles are warranted, maybe one can discuss with Michael Issler as he was in business for years.

Olivo concrete to be done mid-October.

Work Orders are all done.

Dumpsters near 3 & 4 as a test center, seeking fencing etc. will get specifications.

New basketball net, not at this time, will do in Spring.

Pool Coping – Needs to order some pieces, it was decided to order more than necessary, at least 10 pieces, Jeff Briggs makes motion, Steve Fetics seconds, all agree.

Sinkholes – Jeff Briggs explains the reversal of his decision, Jeff Briggs makes motion to make DMS, Steve Fetics seconds, all agree.

Snow Contract – Management gives some proposals, Board will review, ultimately if present contract is to be broken, need legal. Also, letter should go out before season begins.

Fire – 600 Building – Discussion as to why roof is tarped so long. Management will check into this issue.

Land Tax Certificate – Management explains discussion with Town, 90% improvements, 10% wetlands. Management believes that it would be more prudent to foreclose, Steve Fetis makes motion to look into finalizing the land sale, Jeff Briggs seconds, all agree, first to look into land use/farm credits before foreclosure decision.

General Meeting – Positions as to meeting agenda will be discussed at next meeting.

Budget Presented – Review of all. Board will review and make certain recommendations.

Financials and Delinquencies presented.

Meeting adjourned – 12:45 p.m.