

Fox Chase IV - Phase I Condominium Assoc. Inc.

c/o SURF SITE PROPERTY MANAGEMENT ♦ 201 W. Sylvania Avenue – Suite 1
Neptune City, NJ 07753 ♦ 732-869-4450

Annual Meeting and Open Board of Directors' Meeting RECAP/NOTES

DATE/TIME/PLACE OF MEETING: May 16, 2018
7:00 PM
25 Saratoga Court
Tinton Falls, NJ 07753

PURPOSE: Annual Unit Owners and Open Board of
Directors' Meeting

BOARD MEMBERS PRESENT: Lynda Barrood – Silva, Trustee
Gary Eicken, President
William Frusco, Trustee
Mary Danish, Treasurer

Gus Meitzner, Community Manager

DESCRIPTION OF DISCUSSION:

1. With a quorum of Board Members in attendance, the Meeting was called to order. A quorum of Unit Owners was not present.
2. The Board and management discussed landscape concerns with Chris Alderelli from CRA Site Lawn & Land Development. The area between Units 23 and 25 will be seeded again. The bamboo behind Unit 37 will be removed. All agreed to perform another walk around to determine possible removal of dead trees on June 6, 2018 at 6:00pm.
3. The recaps from the February 21, 2018 meeting were reviewed. Mary Danish made a motion to approve the recaps. Seconded by Gary Eicken, with all in favor, the motion was approved.
4. Management reviewed financials as of April 30, 2018. The status of the 2018 Budget was reviewed.
5. Management indicated renewal of FHA approval was renewed on April 25, 2018. The renewal paperwork was posted to the community website. FHA approval will be valid for two years with renewal required in 2020.

6. The Board and Management reviewed proposals from Pave Rite and Swift & Son for paving of the Units 9 and 11 driveways. A third contractor, who previously was solicited but not selected for driveways in 2016 did not want to provide an estimate. Upon discussion the Board voted to award the job to Pave Rite. Concrete replacement will be pursued in these areas after the pavement installation.
7. Gary Eicken mentioned the bird spikes on the roof need some attention. Management indicated he will have Advanced Restoration perform maintenance on the bird spikes during the roof boot project.
8. Management provided the Board with a sample Resolution requiring water heaters be changed every 10 years to circumvent damages to other units. Upon discussion, the Board will not pursue a similar rule and suggested a distribution of a memorandum to Unit Owners about water heaters.
9. Ongoing parking violations were discussed. Frustrated, it was discussed residents should call the Borough of Tinton Fall police to allow vehicles to be ticketed.
10. The next Open Board Workshop is scheduled for September 19, 2018 at 31 Saratoga Court.
11. With no further business to conduct, the meeting was adjourned.