

Fox Chase IV - Phase I Condominium Assoc. Inc.

c/o SURF SITE MANAGEMENT, LLC ♦ 39 Main Street
Bradley Beach, NJ 07720-1027 ♦ 732-869-4450

Open Board of Directors' Meeting RECAP/NOTES

DATE/TIME/PLACE OF MEETING: May 18, 2016
7:00 PM
25 Saratoga Court
Tinton Falls, NJ 07753

PURPOSE: Open Board of Directors' Meeting

BOARD MEMBERS PRESENT: Lynda Barrood – Silva, Trustee
Gary Eicken, President
Mary Danish, Treasurer
Absent: Blaine Williams, Secretary

Gus Meitzner, Community Manager

DESCRIPTION OF DISCUSSION:

1. With a quorum of Board Members in attendance, the Open Board of Directors' Meeting was called to order.
2. The recaps from the February 17, 2016 meeting were reviewed. Gary Eicken made a motion to approve the recaps. Seconded by Lynda Barrood – Silva, with all in favor, the motion was approved.
3. Management reviewed financials as of May 18, 2016. The status of the 2016 Budget was reviewed.
4. The Board and Management discussed collection efforts.
5. Management advised the Board FHA Approval was completed successfully. Updated documentation was posted on the Community Website.
6. The sunken sidewalk leading to the front door of 33 Saratoga was discussed. Management was directed to seek remedy / replacement.

7. Board and Management discussed that the landscaped area below the cul- de-sac that is not part of Fox chase IV - Phase I. Management indicated they are working with the Borough of Tinton Falls Code Enforcement.
8. The issue of children playing in the streets and driveways of others was once again discussed. The Summer Reminder memorandum was issued in April 2016. A reminder indicating this issue will be directed to Owners during the next reminder memo(s).
9. Management discussed a reimbursement charged to a Unit Owner for a \$176.55 service call paid by the Association. Management indicated the Owner called Management requesting a Work Order be issued for what the Owner felt was a water infiltration issue due to a siding or roof issue. The leak in the Owner's closet was found to be caused by an interior plumbing issue. The Owner did not want to reimburse the contractor because the issue was found, but not corrected. Management indicated to the Owner that he is responsible for all repairs that are not common elements such as interior repairs. Upon review and discussion, the Board voted to void the request for reimbursement as a one time allowance. Going forward, all Owners will be told that if any repair is found to be the responsibility of the Owner, any applicable service fees will need to be reimbursed by the Owner.
10. The next meeting will be held September 21, 2016, at 31 Saratoga Court.
11. With no further business, the meeting was adjourned.