

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

Open Board of Directors' Meeting RECAP/NOTES

DATE/TIME/PLACE OF MEETING: October 24, 2018
7:00 PM
32 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
Blaine Williams

Gus Meitzner, Community Manager

DESCRIPTION OF DISCUSSION:

1. With a quorum of Board Members in attendance, the Meeting was called to order.
2. The recaps from the September 19, 2018 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 September 30, 2018. No amounts were due from Unit Owners. The status of the 2018 Budget was reviewed.
4. Management provided the following Property Report:
 - a. Advanced Restoration installed Boot Pipe covers and repaired bird spikes. Minimal shingles replaced at no charge.
 - b. TruGreen Chemlawn aerated and seeded the lawn.
 - c. CRA site & Land Development winterized the irrigation system.
 - d. Digger bee treatment completed between units 23 and 25 by Cowley's Pest Control.

- e. Gutters to be cleaned late November.
 - f. Concrete replacement to be completed at 7, 9 & 11 early November.
 - g. Initiate Snow Removal with Bennett Landscaping for 2018-2019.
 - h. 2019: Replace Irrigation Timer
5. Board Members requested mulch be done earlier than 2018.
6. Management presented an updated proposal from Bennett Landscaping for 2018-2019 Snow Clearing. Board Members reviewed and approved the proposal and General Agreement. Board Members requested management provide a reserve call to the community prior to a snow storm reminding residents of snow removal procedure.
7. Management provided Board Members with a revised Operating Budget for 2019. Upon review and discussion, all Board Members voted in favor of the 2019 Budget increasing the monthly maintenance.
8. The following Meeting Dates were set for 2019:
- 7pm: Wednesday, February 27, 2019 – Open Board Meeting.
 - 7pm: Wednesday, May 22, 2019 – Annual Unit Owners’ Meeting followed by Open Board Meeting.
 - 7pm: Wednesday, September 11, 2019 – Open Board Meeting.
 - 7pm: Wednesday, October 23, 2019 – Open Board Meeting.
9. Management was asked to circulate dog walking rules.
10. The next meeting is scheduled for February 27, 2019 at 32 Saratoga Court.
11. With no further business to conduct, the meeting was adjourned.