

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: February 27, 2019
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
William Frusco
Mary Danish, Treasurer
Blaine Williams, Secretary

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 October 24, 2018 meeting were reviewed. Lynda Barrood-Silva made a motion to approve the recaps. Seconded by Mary Danish, with all in favor, the motion was approved.
3. Management reviewed financials as of December 31, 2018. No amounts were due from Unit Owners. The status of the 2018 Budget was reviewed.

A Resolution to Defer 2018 Surplus to Future Years was reviewed and approved by the Board.

Management reviewed financials as of January 31, 2019. Amounts due from Unit Owners were \$10.00. The status of the 2019 Budget was reviewed.

4. A proposal from CRA Site, Lawn and Land Development to provide service to the irrigation system was reviewed and approved by the

Board. CRA Site, Lawn and Land Development had previously serviced the irrigation.

5. A proposal from CRA Site, Lawn & Land Development along with a General Agreement for Contracted Landscape Services between CRA Site, Lawn and Land Development and Fox Chase IV – Phase 2 was reviewed and approved by the Board. Meetings with Chris Aldarelli of CRA Site, Lawn & Land Development to review landscaping concerns with he held:
 1. May 22, 2019
 2. June 26, 2019
 3. August 7, 2019
6. A proposal from TruGreen for services to the turf such as fertilizer, crabgrass control, weed control and tic protection applications was reviewed and approved by the Board.
7. Management provided the following Property Report:
 - a. Audit for 2018 Complete
 - b. Tax Return for 2018 was filed with the IRS
 - c. Gutter Cleaning was postponed due to ongoing rain events
 - d. Concrete replacement for units 7, 9 and 11 were postponed due to ongoing rain events and change in temperature

Management received approval to replace mulch with Delaware River Rock during the concrete replacement job of units 7, 9 and 11.

The replacement of the Irrigation Timer will be scheduled once the Irrigation Agreement is executed.

Management reviewed various Work Orders.

8. Management was asked to the landscaper that several trees are leaning.
9. Due to significant winds and rainfall, management was asked to have Advanced Restoration perform another roof walk.
10. Discussion of several areas of concern of concrete patios (U23 and others) and sidewalks sinking (U32 and others) were discussed. Management indicated he would have them evaluated by a vendor that lifts concrete.
11. The Board and Management discussed a possible pool waiver to be executed by those residents who have daily pools for children. Management will further discuss with legal counsel.
12. The next meeting is scheduled for May 22, 2019 at 25 Saratoga Court.

13. With no further business to conduct, the meeting was adjourned.