

# **Fox Chase IV - Phase I Condominium Assoc. Inc.**

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

## **Open Board of Directors' Meeting RECAP/NOTES**

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**DATE/TIME/PLACE OF MEETING:** February 17, 2016  
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, Secretary

Gus Meitzner, Community Manager

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### **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 November 18, 2015 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 December 31, 2015 and January 31, 2016.
4. The Board and Management discussed collection efforts.
5. Management discussed Unit Owner concerns regarding the maintenance of sewer lines from the townhome units. The Board requested Management to pursue an opinion from legal counsel and issue a memo via e-mail to the community.

6. Management provided snow removal proposals from CRA Site & Development, Green Mile Designs, Bennett Landscaping and A&N Snow Removal to the Board for review. Upon review and discussion, the Board tabled discussion until the fall of 2016.
7. Management provided landscaping proposals including irrigation maintenance, fertilizer and tick control from CRA Site & Development and Green Mile Design. Upon Board review and discussion, Green Mile Design was selected by the Board for the 2016 season.
8. The Board and Management discussed the removal of several dead trees for 2016 landscape maintenance.
9. The Board requested Management issue a memorandum to residents indicating vehicles should not be parked on the street.
10. The Board requested Management issue a reminder memorandum to residents that front and back yards must be kept orderly pursuant to the governing documents.
11. The next meeting will be held May 18, 2016, at 25 Saratoga Court.
12. With no further business, the meeting was adjourned.