

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 20, 2015
7:00 PM
32 Saratoga Court
Tinton Falls, NJ 07753

PURPOSE: Open Board of Directors' Meeting

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

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 28, 2015 meeting were reviewed. Lynda Barrood made a motion to approve the recaps. Seconded by Gary Eicken, with all in favor, the motion was approved.
3. Management reviewed financials as of April 30, 2015. The status of the 2015 Budget was reviewed. The line item for Snow Removal Expense was over budget. The Board discussed, debated and approved a Special Assessment to compensate for the overage. Each Unit will be assessed a Special Assessment payable in three (3) installments due July, August and September 2015. It was noted the Special Assessment will not compensate for any snow removal for the remainder of 2015. Special Assessment funds collected will be transferred back to the Reserve Account where funds were withdrawn for payment of services. As the buildings are getting older and with past winter seasons more severe, adjustments for these facts should be considered during the construction of the 2016 Budget.

4. The Board and Management discussed landscape services. With issues related to pruning and mulching the Board voted in favor of all areas being pruned and mulched with the exception of rock bed areas. Management advised the Board many calls were received at the Management office regarding the dead tress within the property. The Board authorized Management to remove the trees capping the expense. Other issues such as performance of the landscapers were discussed. Management will address concerns with the Owner of CRA Land Site & Design.
5. The Board discussed various irrigation issues:
 - Sprinkler head located behind 32 Saratoga
 - Sprinkler heads should not be hitting the driveways
 - Rust inhibitor should be monitored
6. Mary Danish reported she has seen many ticks. Management will produce a Work Order.
7. The Board and Management discussed several outbreaks of termites within the community. The Board questioned if the community should be treated again. Management indicated a preventative maintenance plan is renewed paid annually to Cowley's Termite and Pest Control. Management will discuss with Cowley's and report back to the Board.
8. The Board suggested Management perform a walk around for possible violations within the community.
9. Management presented a proposal and photographs related to concrete issues at the front entrance of 11 Saratoga Court. The Board approved repair to circumvent liability and damages.
10. The Board and Management discussed the recent driveway seal coating project. It was noted, several driveways were beginning to deteriorate. Repairs were made by the contractor in efforts to prolong the lifespan of these driveways prior to complete replacement.
11. The next meeting will be held September 16, 2015 at 25 Saratoga Court.
12. With no further business, the meeting was adjourned.