

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: September 16, 2015
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
Blaine Williams

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 May 20, 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 August 31, 2015. The status of the 2015 Budget was reviewed. Although collection of the Snow Removal Assessment is in progress, other line items such as repairs to the irrigation system are over budget. Management indicated 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 and concerns. Management was asked to walk with the landscaper to remove dead trees and stumps within the property. The Board authorized Management to remove the trees with an expense not to

exceed \$1,000.00. Other issues such as performance of the landscapers were discussed. Management will address concerns with the Owner of CRA Land Site & Design.

5. Snow Removal costs over the past five years were reviewed in addition to a "Flat Rate" Snow Removal Proposal from CRA Land Site & Design Development. Upon much discussion, the Board voted in favor of keeping Snow Removal Services a pay as you go service.
6. The Board and Management discussed 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. Management was asked to "cold patch" some areas requiring service.
7. Management and the Board discussed the direction of the 2016 Budget with the primary concern of snow removal. After much discussion and consideration, the Board requested a Draft of the 2016 Budget be prepared by Management with a small increase to Snow Removal and a minimal increase to Maintenance Fees.
8. A letter from Paul & Anna Subacius residing at 16 Saratoga Court concerning Special Assessment and Transparency Consideration was reviewed by the Board. The Board discussed Snow Removal concerns and costs, such as how the Association must maintain the sidewalk on Wardell Road. It was noted all Meetings are open and recaps of the meetings are posted on the Association website.
9. A Property Modification Requested remitted by Omari Davis residing at 20 Saratoga Court was reviewed. The Board had previously reviewed the request and provided research from Code Enforcement of Tinton Falls. Management was directed to send a letter of denial of the request although new hot water heater energy efficiency standards became effective 2015, not all new hot water heaters require the proposed new vents with PVC piping. The request is denied because the governing documents indicate no intrusions, or cuts may be made to the exterior of the buildings.
10. A Property Modification Request remitted by Moo Hyun and Jung Seon Lee residing at 35 Saratoga Court was reviewed. The Board approved the request for the replacement of a front storm door. Management will send the appropriate approval paperwork to close the matter.
11. The next meeting will be held November 18, 2015, at 31 Saratoga Court.
12. With no further business, the meeting was adjourned.