

# 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: September 21, 2016  
7:00 PM  
31 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  
Absent: 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 Board and Management discussed landscape and irrigation concerns with James Perrenod from Green Mile Design. Most notable were problems with the irrigation system itself and areas where grass has died due to the possibility of chemicals in the mulch. Mr. Perrenod also indicated he will propose a better solution to lock the irrigation controls and will walk about the property with management to correct other concerns.
3. The recaps from the May 18, 2016 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.
4. Management reviewed financials as of August 31, 2016. The status of the 2016 Budget was reviewed.

5. The Board and Management discussed collection efforts.
6. Management advised the Board of the following driveways in need of replacement:
  1. 6 Saratoga
  2. 19 Saratoga
  3. 45 Saratoga
  4. 8 Saratoga

Management was requested to seek proposals on those driveways in need of replacement for Board review and action. Management provided financial reserve information indicating the driveways, per the Reserve Study, would be scheduled for replacement in 2018. However, Management also indicated Reserves are under funded.

7. Management provided the Board with a Retainer Agreement from Hill Wallack, LLP for legal services. Loren Lightman who has provided years of legal services is now a partner within the Hill Wallack law firm. The Board voted in favor of the Retainer Agreement and Gary Eicken executed the Agreement.
8. Management provided the Board with estimates for snow clearing and landscaping from Green Mile Design and Good Mowin. Services proposed by Good Mowin were significantly higher than Green Mile. Therefore, the Board determined it would be in the best interest to make efforts to work out landscape issues with Green Mile Design.
9. A preliminary budget for 2017 was presented by Management to the Board. The Board discussed possible \$3 to \$5 per month increases in 2017. The budget will be further reviewed and approved during the November 16, 2016 Board Workshop.
10. The next meeting will be held November 16, 2016, at 32 Saratoga Court.
11. With no further business, the meeting was adjourned.