

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: November 16, 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
William Frusco, Trustee
Mary Danish, Treasurer
Blaine Williams, Secretary

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 September 21, 2016 meeting were reviewed. Gary Eicken 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 October 31, 2016. The status of the 2016 Budget was reviewed.
4. The Board and Management discussed collection efforts.
5. Management advised the Board that the following driveways were replaced:
 1. 6 & 8 Saratoga
 2. 17 & 19 Saratoga

3. 37 & 39 Saratoga
4. 41 & 43 Saratoga
5. 45 & 47 Saratoga

Management was requested to distribute a memorandum to all Owners stating repair of vehicles is prohibited and all future damage to asphalt surfaces will be the liability of the Unit Owner.

6. The Board and Management discussed common ground issues. Management was asked to distribute a memorandum reminding Owners the common Fox Chase Recycling Yard is for the use of all Fox Chase residents.
7. Landscaping services provided by Green Mile were discussed. Overall, the Board is not happy with services that were provided. Seed that was applied to areas where turf had died washed away because the soil was not properly prepared. The Board and Management will review other possible options for landscaping during the first 2017 Board Workshop. Management and the Board agreed TruGreen should be possibly considered once again for turf fertilization and weed control. Management will provide an estimate at the next Board Workshop.
8. The condition of the exterior of the town homes was discussed. Board Members agreed power washing of the buildings should be performed in 2017. Management was requested to seek proposals.
9. A Budget for 2017 was presented by Management to the Board. The Board discussed required increases for 2017. The Board unanimously adopted an annual budget for 2017.
10. The next meeting will be held February 15, 2017, at 32 Saratoga Court.
11. With no further business, the meeting was adjourned.