

# 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: November 18, 2015  
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  
  
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 September 16, 2015 meeting were reviewed. Lynda Barrood – Silva 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 October 31, 2015. The status of the 2015 Budget was reviewed. Line items such as repairs to the irrigation system are over budget. Various facts will be considered within the 2016 Budget.
4. The Board and Management discussed collection efforts and a notice of assessment of lien was prepared by legal. Management additionally provided notification to the mortgage holder, Wells Fargo Bank.
5. Snow Removal costs over the past five years were reviewed to budget for snow removal in 2016. In efforts to reduce snow removal costs, the

Board and Management also discussed and will alter snow removal procedures as follows:

Sidewalks along Wardell Road, belonging to Fox Chase IV-Phase I, will be cleared within 24 Hours.

Visitor / Overflow parking spaces and the mailbox area will only be cleared after a snowstorm has ended, on the next business day afternoon. Only one pass / clean-up effort will be made by the contractor. The contractor will not return because vehicles were not moved.

Examples:

Snow storm that stops on a Tuesday – Visitor and mailbox area will be cleared Wednesday afternoon.

Snow Storm that stops on a Friday, Saturday or Sunday – Visitor Parking and mailbox area will be cleared Monday afternoon.

Tinton Falls provides snow removal on the roadway. Inquires as to the status of snow removal of the street should be directed to Tinton Falls.

All Owners are responsible to clear their own driveways and sidewalks.

Updates regarding the Association's hired contractor will be provided via reverse 311 telephone calls and posted on the Association's website at [www.foxchase4.com](http://www.foxchase4.com).

6. Management provided the Board with the Supplementary Information on Future Repairs and Replacements for budget consideration where indication of a deficit in Reserves is shown. The Board reviewed the 2016 Draft Budget and adjusted Snow Removal costs from \$3,000.00 to \$4,000.00. After discussion, the Board unanimously approved a monthly maintenance fee of \$210.00 per month for 2016.
7. The Board reviewed and approved an increase in the Insurance Deductible from \$1,000.00 to \$5,000.00. The higher the deductible to the master deductible, the less claims against the policy and therefore, insurance fees remain more reasonable.
8. The next meeting will be held February 17, 2016, at 32 Saratoga Court.
9. With no further business, the meeting was adjourned.