

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 19, 2014
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 September 17, 2014 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 October 31, 2014. Amounts due from Unit Owners and prepaid assessments were reviewed. The status of the 2014 Budget was reviewed. No questions were raised regarding finances.
4. The Board reviewed and approved the 2015 Budget, raising maintenance fees from \$199.00 to \$203.00 per month.
5. Management and the Board discussed flooding issues associated with the front walk of 5 Saratoga. The installation of a commercial gutter had not prevented the area from flooding. Gary Eicken indicated a similar issue associated with his unit required the sidewalk to be

replaced. Board Member suggested Management pursue replacement of the sidewalk area. The Board also indicated 32 Saratoga should be considered for possible repair of the same issue.

6. The Board reviewed and approved a Snow Removal Proposal and agreement with CRA Site & Lawn.
7. Meetings for 2015 were confirmed as follows:

February 18, 2015
May 20, 2015
September 16, 2015
November 18, 2015
8. The Board discussed issues with children playing in the street. The Board felt some residents do not obey the stop signs and may possibly drive too fast. Parents should be reminded to be mindful of children playing on the street and driver should be mindful of those within the streets. Safety is a two way street.
9. The next meeting will be held February 18, 2015 at 31 Saratoga Court.
10. With no further business, the meeting was adjourned.