

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 9, 2013
7:00 PM
31 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
Jack Tracey, Trustee

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 15, 2013 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 July 31, 2013. The status of the 2013 Budget was reviewed. No questions were raised regarding finances. The Board requested Accounts Payable to Reserve be adjusted for the next set of financial reports.
4. Collection efforts were discussed and reviewed.
5. Pursuant to a request Management and the Board discussed the need to powerwash the buildings in Spring 2014. Management will solicit proposals for this project. Patios and sidewalks should also be considered during the powerwash project.

6. The Board and Management briefly discussed and tabled further discussion of edging along the side of the buildings and installing Delaware River Rock. Management was asked to remind the landscaper to be cautious when weed whacking near the vinyl siding and air conditioning compressors.
7. Management presented a draft of the 2014 Budget. The Board indicated the maintenance fee for 2014 should remain the same at \$199.00 per month. The Board indicated amounts owed to Reserves or an increase in Reserve Savings would not be applied to the 2014 Budget.
8. The status of Work Orders and Meetings Tasks from the May 15, 2013 were reviewed.
9. The Board and Management discussed irrigation issues. The irrigation seems to be running at odd times or not at all. Management will discuss with the landscaper.
10. Management was requested to review the schedule for Dryer Vent Cleaning and Seal Coating the Driveways.
11. The Board requested Management to review the following issues:
 - Paper Shades
 - Toys on the lawn that need to be removed.
12. The next meeting will be held November 13, 2013 at 32 Saratoga Court.
13. With no further business, the meeting was adjourned.