

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: February 20, 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 November 14, 2012 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 for the year ending December 31, 2012. Additionally, financial as of January 31, 2013 were reviewed and briefed. The status of the 2012 and 2013 Budget was reviewed. No questions were raised regarding finances.
4. Collection efforts were discussed and reviewed.
5. Management presented a proposal from CRA Site Lawn & Land Maintenance for Irrigation and Lawn Services for the 2013 Season. Mary Danish made a motion to accept both proposals presented.

Seconded by Lynda Barrood – Silva, with all in favor, the motion was approved.

6. Management presented a proposal from TruGreen for fertilization lawn care services and tick control for the 2013 Season. Mary Danish made a motion to accept both proposals presented. Seconded by Lynda Barrood – Silva, with all in favor, the motion was approved.
7. Management presented a proposal from Cowley's Pest Control for the installation of stainless steel bird spikes upon all the buildings to control the seagulls. Management indicated funds from the Reserve Account should be utilized to fund the project. Gary Eiken made a motion to approve the proposal with the condition workmanship be guaranteed for 5 years. Seconded by Mary Danish, with all were in favor, the motion was approved.
8. Discussion of the dead tree line along the wooded area was briefly discussed but tabled pending funding.
9. Management was asked to work with CRA Landscape to better maintain some of the overgrown flowerbeds.
10. The next meeting will be held May 15, 2013 at 25 Saratoga Court.
11. With no further business, the meeting was adjourned.