

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: May 15, 2013
7:00 PM
25 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
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 February 20, 2013 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 April 30, 2013. The status of the 2013 Budget was reviewed. No questions were raised regarding finances.
4. Collection efforts were discussed and reviewed.
5. Management and the Board discussed irritation control issues. The Board indicated, if possible, the irrigation system should be initiated after midnight and terminated by 6:00AM.

6. Management and the Board discussed the following landscape concerns:

- Stump Removal – Move forward
- Weeping Cherry at 21 Saratoga – Replace
- Fence Irrigation Area & Lock – Move forward

7. Management and the Board discussed various violations such as:

- Wire intrusion related to satellite dish installations
- Parking in Fire Lanes
- Broken Verizon Box
- Auto repairs in driveways

The Board and Management walked the site and noted several other violations. Management will distribute a Memorandum to all Unit Owners and issue Violation Notices.

Management indicated they would work on Rule Book.

8. Management was asked to issue a Work Order for the flipped Parking sign on Belmont and within the Cul-de-sac of Saratoga.
9. Management was asked to review power washing at 23 Saratoga. It appears it was missed during the prior project.
10. The next meeting will be held May 15, 2013 at 25 Saratoga Court.
11. With no further business, the meeting was adjourned.