

MEETING RECAPS / NOTES

ARBOR TERRACE CONDOMINIUM ASSOCIATION

DATE: 1/9/2019

WRITTEN BY: Holly Foley, Property Manager

PAGE: 1 of 2

TIME/PLACE OF MEETING: 6:30PM – Unit 21B

PURPOSE OF MEETING: **Board Meeting – Open Session**

CC: RMG Chron. File Board Correspondence
Accounting (2) Board Members
Recap File Corporate Representative
Property Manager

PRESENT: **Board Members:** Paul Taguer, President; Kim Palmieri, Vice President; Terri Deluise, Secretary; Mickey O’Hagan, Trustee; Sherry Dworsky, Trustee (Via Teleconference)

MANAGEMENT: Holly Foley, Property Manager
RMG, Regency Management Group, Inc.

ACTION BY DESCRIPTION OF DISCUSSION

Holly Foley called the meeting to order at 6:32PM.

Terri Deluise made a motion to waive the reading and approve the meeting minutes from September 12, 2018. Mickey O’Hagan seconded. All in favor. Motion carried.

MANAGERS REPORT

Mickey O’Hagan made a motion to approve the \$2,100 proposal from Jesan for the balcony railings at 3 and 4. Paul Taguer seconded. All in favor. Motion carried.

Paul Taguer made a motion to approve the \$400 proposal from Jersey Shore Line Striping to install a handicap parking spot and proper signage. Mickey O’Hagan seconded. All in favor. Motion carried.

Dawn Desanto and Management tallied the ballots for the Master Deed Amendment regarding the fining portion. Management advised the community that the Amendment passed. The Amendment will be signed, notarized, and the Association’s Attorney will file it with the County Clerk. The Board will then discuss a fining schedule to pass as a Resolution. Current fining procedure will remain in place until further notice.

Paul Taguer made a motion to approve limiting the open session meeting to a half hour so that the executive session can reopen to discuss the remaining agenda items. Mickey O’Hagan seconded. All in favor. Motion carried.

Homeowner Forum

6B – Homeowner asked for an update on the breezeway project. Management advised that it will be fully completed by 1/16/2019. Homeowner advised the community of the disturbance issue with another resident where police were called on Christmas. Management advised that this has already been addressed with the homeowner of the unit where the issue occurred. Homeowner advised

that residents are leaving clothes in the washers and dryers for extended periods of time, causing interference and delays for others to use the machines. Management will include a reminder in the next newsletter. Homeowner advised that they feel carpeting and padding should be required on 1st floor units as well and further advised that they will continue to bring this up on a consistent basis. Management advised that while her concerns are valid, 1st floor carpeting requirement will not be pursued at this time, as per the Board's prior discussions. Terri Deluise advised there are mattresses and other miscellaneous items outside of the storage areas in the basements. Management advised they will have Rezkom remove the mattresses and debris. Management advised the Community that any items that are inside the storage units are the responsibility of the homeowner and the Association is not responsible for damaged or missing items, as per the Rules & Regulations. Management further advised that anything left on the outside of the storage units can be disposed of at the Association's discretion.

3A - Homeowner's mother asked for an estimate for a new zone valve. Management advised that it is usually in the \$500-\$550 range, time and material. Homeowner's mother requested brighter lighting in the breezeways. Management advised that pricing will be requested from the Association's electrician for LED bulbs and installation.

17B - Homeowner expressed that the street number is not visible and asked if new street numbers were going to be installed on the bricks out front. The Board advised that the bricks are crumbling and anchoring the numbers would not be possible. Management advised that 3A repainted the entrance sign, but the homeowner still would like something done about the visibility of the street number.

New Business

No new business to discuss.

Comments or concerns regarding Management Services

No comments/concerns regarding management services.

Next Meeting

April 10, 2019 at 7:00PM (Tentatively)

Adjournment

Terri Deluise made a motion to adjourn the meeting at 7:02PM. Mickey O'Hagan seconded. All in favor. Motion carried.