

MEETING RECAP/ NOTES

ASSOCIATION: ARBOR TERRACE CONDOMINIUM ASSOCIATION

DATE: November 29, 2017

WRITTEN BY:

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Holly Foley, Assistant Property Manager

DATE/TIME/PLACE OF MEETING: November 29, 2017
6:30 PM
Long Branch Public Library

PURPOSE OF MEETING: Annual / Election Board Meeting 2017

Cc: RMG Chron File Property Manager
Accounting (2) Board Correspondence
Recap File Board Members
Asst. Property Mgr. Corporate Rep.

PRESENT: Paul Taguer, President; Mickey O'Hagan, Trustee; Kim Palmieri, Vice-President; Chris Schoonhoven, Treasurer; Terri Deluise, Secretary; Rose Clayton, Property Manager; Holly Foley, Assistant Property Manager; The Regency Management Group, LLC. Managing Agent.

ABSENT:

ACTION BY:	#	DESCRIPTION OF DISCUSSION
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| N/A | 1. | Paul Taguer called the Annual Board Meeting to order at 7:01PM. |
| N/A | 2. | The recaps from the 2016 Annual Meeting were presented to the Board. Terri Deluise motioned to approve the recaps as presented and waive the reading of the minutes. Paul Taguer seconded. All present in favor. Motion carried. |
| N/A | 3. | Management advised the residents that two positions were open on the Board and two candidates are seeking election. Management advised that quorum has been reached and the election can proceed. |
| N/A | 4. | Management asked for nominations from the floor. |
| N/A | 5. | Management advised that since there were two positions open on the board and two candidates running, the Board can cast a motion to approve by acclamation the reelection of Terri Deluise to the board and the election of Sherry Dworsky to the board. Paul Taguer motioned to accept the two candidates to serve on the Board both with a two year term. Mickey O'Hagan seconded. All present in favor. Motion carried. |

6. Board advised that they will move forward with the bidding process for the new specifications for the Breezeway reconstruction. Test breezeway status still pending as per the City of Long Branch.
7. Homeowner reported continuing complaints about 5A. Homeowner asked that Management not address the resident, as she wants to wait for a bigger issue to arise before addressing the issue. The same owner also would like Management to check if 7B has carpeting, Management will advise.
8. Homeowner reported that the light outside of the laundry room is not working. Management will issue a work ticket to Rezkom/Electrician.
9. 18B stair is still not completed, Management will issue a new work ticket to Rezkom.
10. Discussion ensued regarding the mums, leaves, and fall clean-up. Management will contact Picturesque requesting mums be removed and replaced with poinsettias, if this is possible, and to commence fall clean up.
11. Chris Schoonhoven will no longer be a Board Member. The Board and Management thanked him for his service.
12. With no further items to discuss, the Open Board Meeting was closed at 7:34 pm.

MGMT/BOARD
N/A