

Millponds Condominium Association
134 Dickerson Place, Morganville, NJ 07751
April 23, 2008 7:00 PM
Open Session Minutes

Board Members Present: **Larry Schleyer, President**
 Mindy Stein, Vice President
 Richard Radin, Trustee
 Steve Cerbone, Treasurer

Absent: **Chuck Sciabica, Secretary**

Management Present: **Julia Antonides, Property Manager**

Call to Order: The executive meeting was called to order at 7:05pm, by Larry Schleyer.

Verify Quorum: Roll call was conducted by Larry Schleyer, Chuck Sciabica absent.

1. **417 Yorkshire:** Mrs. Keating attended the meeting to express her concerns about her work that was done in her unit after the fire in 2007. She also asked to for reimbursement for additional items. Mindy Stein will meet with Mrs. Keating to look at the unit and she will follow up with Julia Antonides.

2. **26 Vassar:** The homeowner was questioning about her boyfriends vehicle being towed. She wanted the Association to pay for the towing charge. Julia Antonides explained to her that a car that is not moved for more than 72 hours the Association has the right to have the vehicle towed. Richard Radin also mentioned to the homeowner that this is stated in the by-laws and she will not be reimbursed.

3. **126 Radcliff:** The homeowner mentioned that they would like to see the newsletter state what is happening throughout the community. Julia Antonides mentioned the new newsletter would be out in May. They also stated it has been ten years since the community was power washed. Larry Schleyer mentioned that the Board is looking to start the siding project again.

- 4 **237 Colby:** The homeowner mentioned that he was told his garbage enclosure would be replaced by previous management. Julia Antonides explained that we are aware of the enclosure being in horrible condition but at this time the Association is only making repairs.

5. **Grills:** Julia Antonides asked the Board what they would like to approve as far as grills are concerned. Julia Antonides spoke to the Township and the only thing they require is for a grill to be 5ft from the buildings. If we would like to enforce anything else we may do so because we are an Association.

Mindy Stein will meet with Julia Antonides tomorrow to draw up a resolution for the attorney.

6. Homeowner Correspondence:

29 Bennington – The homeowner is requesting to put up a tent in the common area behind their unit. The Board asked that the homeowner give management a check for \$100.00 for any damaged that may be caused by putting the tent on common area.

381 Yorkshire – The homeowner was requesting reimbursement for an intercom to be reinstalled due to when the siding was done the contractor removed it. The Board did not approve for reimbursement of the intercom it should not have been installed as this is not the way the buildings were built. This was added by a previous homeowner.

7. Modification Requests:

43 Culford – The Board of Trustees did not approve the shed request. They will not approve a metal shed it has to be a Rubbermaid shed.

303 Stratford – The Board would like to see a drawing of what the homeowner would like to install before they vote on the shrub replacements.

8. Adjournment: The meeting was adjourned at 8:35pm.