

Millponds Condominium Association  
134 Dickerson Place, Morganville, NJ 07751  
February 27, 2008, 6:00PM  
Open Session Minutes

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**Board Members Present:** Larry Schleyer, President  
Chuck Sciabica, Treasurer  
Mindy Stein, Secretary

**Absent:** Steve Cerbone, Trustee  
Richard Radin, Vice President

**Management Present:** Scott Dalley, Senior Vice President, CPM,  
CMCA, AMS, PCAM  
Access Property Management  
Julia Antonides, Property Manager

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**Call to Order:** The open meeting was called to order at 6:30pm, by Larry Schleyer.

**Verify Quorum:** Roll call was conducted by Larry Schleyer, Steve Cerbone and Richard Radin absent.

**I. CURRENT BUSINESS**

**Water Main Line Breaks:** Julia Antonides announced that there have been five water main breaks for the winter season. One on Hawthorne, Two on Colby, one on Yorkshire and one on Culford Place.

**Trash Company:** Julia Antonides announced that as of January 17, 2008 Central Jersey Waste has done the Association's trash removal.

**II. NEW BUSINESS:**

**Maintenance:** Julia Antonides stated that the maintenance crew is still working on the replacement of the rotted wood on the units. They are currently working on Harvard Place and then will move on to Manchester Place.

**Violations:** Julia Antonides mentioned that management will start site inspections and that violation letters will be going out for several items such as satellite dishes, storage on the patios, trash disposal and the painting for the front and storm doors.

**Election:** Julia Antonides mentioned there are three seats open for the upcoming election. Anyone interested should send in their biography.

**Street Sweeping:** Julia Antonides announced that management is obtaining proposals for street sweeping to start in the Spring.

**Landscaping:** Julia Antonides mentioned that management has obtained three proposals for the landscaping for the upcoming season.

**Irrigation:** Julia Antonides had stated that management has received four proposals for the irrigation contract for the upcoming season.

**Pool Management:** Julia Antonides stated that management has obtained three proposals for the pool contract for the 2008 season.

**III. HOMEOWNER Q & A:**

**233 Colby:** Mike Alter from 233 Colby asked about the work that is to be done at his unit. He is having water problems in the front of his unit and in the basement. Two contractors have looked at his unit this year. Mike Alter mentioned that a contractor was out in 2007 to look at his unit and that the contractor mentioned that his front steps be replaced to resolve the water infiltration. Larry Schleyer stated he spoke with the contractor and that they stated that his steps do not need to be replaced. It was agreed that we will have the Association's engineer come out to inspect Mike Alter's unit and we would have new proposals written to correspond with the work that is given in the engineers report.

**7 Bennington:** Stuart Mast came in to ask about what projects are going to take place. He wanted to know when the siding project would start. He also inquired about receiving a copy of the engineer report of the building evaluations. Larry Schleyer mentioned that the Association would like to continue the project and we would speak in reference to this matter in more detail at the annual meeting and also at that time the engineer report would be available to the residents.

**IV. ADJOURNMENT:** With no further business to discuss, a motion was made by Larry Schleyer, seconded by Chuck Sciabica, to adjourn the meeting at 7:15 PM.