

Millponds Management Condominium Association
134 Dickerson Place
Morganville, NJ 07751
June 25, 2008
Open Minutes

Board Members Present: **Richard Radin, President**
Mindy Stein, Vice President/Secretary

Absent: **Steve Cerbone, Treasurer**

Management Present: **Denise Lindsey, PCAM VP**
Julia Antonides, PM

Call to Order: The Open meeting was called to order at 8:15pm, by Richard Radin.

1. **Homeowner Correspondence:**
 1. **270 Fairfield** – The homeowner stated how he had put a work order in for the previous landscaper to replace a shrub that has died. Julia Antonides spoke with The Brickman group and they stated they will install the new shrub and it will be under warranty from the original date of installation.
 2. **121 Bedford** – The homeowner was approved to receive an additional section of privacy fence.
 3. **316 Devon** - The homeowner was approved to receive an additional section of privacy fence.
 4. **155 Tanglewood** – The homeowner has a commercial vehicle. This was tabled until it can be discussed by the Board in the Executive session.
 5. **184 Essex** – The homeowner wanted to know who does the up keep of the backyard between the privacy fences. Richard Radin stated to the homeowner that this is a homeowner responsibility and management was working to get a landscaper to possibly cut the back lawns for the homeowners at a minimal cost. The homeowner was asking the dimensions of his/her backyard. Denise Lindsey mentioned we would have our maintenance crew come out to measure.

6. **110 Radcliff** – This homeowner has trees closing off their backyard between the privacy fences. Richard Radin had mentioned to the homeowner that this is not allowed and this would be tabled until the Board could discuss it in the Executive session.
7. **338 Mayfair** – This homeowner had submitted a receipt to be reimbursed for a shower head that she needed to replace due to a water main break. The Board of Trustees approved for the homeowner to be reimbursed in the amount of \$21.38.
8. **527 Manchester** – The homeowner suggested that the Association put up no playing signs for children in the neighborhood. The Board of Trustees did not agree and will not be putting up signs.
9. **382 Hampton** – The Board of Trustees did not approve to reimburse the homeowner for water damage in the unit. This is a homeowner responsibility.
10. **82 Foxwood** – The Board of Trustees did not approve to reimburse the homeowner \$500.00 for shrub replacement. The Association had the landscaper put in the shrubs and this was paid through the neighbor's car insurance.
11. **209 Colby** – The homeowner has a commercial vehicle. This was tabled until it can be discussed by the Board in the Executive session.
12. **208 Franklin** – The homeowner had requested her number parking spot be moved into a different area of the parking lot. The Board of Trustees approved for her parking spot to be moved into a non numbered area and make her original spot an open parking spot.

2. **Board Seat:**

The Board of Trustees has appointed Mindy Stein to be the Secretary.

Meeting was adjourned by Richard Radin at 8:05 pm