

Millponds Condominium Association  
134 Dickerson Place  
Morganville, NJ 07751  
November 6, 2008  
Board Meeting Minutes

---

**Board Members Present:**

**Richard Radin, President**  
**Steve Cerbone, Treasurer**  
**Jill Perez, Secretary**  
**George Karyotakis, Trustee**

**Absent:**

**Michael Vegvari, Trustee**

**Management Present:**

**Denise Lindsey, CMCA,AMS, PCAM, VP**  
**Julia Antonides, Community Manager**

**Call to Order:** The Board Meeting was called to order at 8:07 pm, by Richard Radin.

1. **APPROVAL OF MINUTES:**

Richard Radin made a motion to accept the Board Meeting Minutes from the October 2, 2008 meeting. Steve Cerbone seconded. All in favor. Motion passed.

2. **NEW BUSINESS:**

1. **Tree Trimming and Removal** – Management received a proposal from Clavin Tree Service to trim and remove trees throughout the Association. George Karyotakis made a motion to approve the proposal. Richard Radin seconded. All in favor. Motion passed.
2. **Snow Contract** – Management had given the Board of Trustees three proposals for snow removal. George Karyotakis made a motion to accept the proposal from All American Landscaping to perform the work. Jill Perez seconded. All in favor. Motion passed.
3. **Architect Drawings for the Decks** – Management gave the Board of Trustees proposals for the deck drawings to start replacement of the decks. Richard Radin made a motion to accept Kipcon's bid to do the drawings of the decks. George Karyotakis seconded. All in favor. Motion passed.

4. **Attorney Contract** – George Karyotakis made a motion to accept the renewal contract from John Kwasnik for the Associations attorney. Richard Radin seconded. All in favor. Motion passed.
5. **Office Renovations** – The Board discussed having a separate office made for Julia Antonides. The maintenance crew will tape off the two different locations and the Board will come into see which they prefer.

3. **OLD BUSINESS:**

**2009 Budget**– After a review of the 2009 Draft Budget prepared by Management, the board approved the budget with a \$42 per unit per month increase to the common expense budget. Ms. Lindsey advised the Board that the debt service of the loan will be made through the common expense budget. A motion was made by Steve Cerbone, Jill Perez seconded. All in favor. Motion passed.

**Resolution** – The Associations attorney will draft a resolution that will determine the authorized signatories on loan proceeds. The monies received from the loan will to be used for the siding project only.

**Meeting was adjourned by Richard Radin at 10:30 pm.**