

Millponds Condominium Association
134 Dickerson Place
Morganville, NJ 07751
October 2, 2008
Open Minutes

Board Members Present: **Richard Radin, President**
 Steve Cerbone, Treasurer
 Jill Perez, Secretary
 Michael Vegvari, Trustee
 George Karyotakis, Trustee

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

Call to Order: The Open meeting was called to order at 7:05pm, by Richard Radin.

1. **HOMEOWNER CORRESPONDENCE:**

1. **99 Bedford** – The homeowner mentioned how he is very unhappy with the upkeep of the ponds. Julia Antonides let the homeowner know that she has contacted a contractor to look into chemically treating the ponds.
2. **270 Fairfield** – Larry Schleyer addressed his concerns with the replacement plantings around his unit. Richard Radin mentioned how Julia Antonides will be meeting with The Brickman Group to do a walk through of the five streets where the plants were replaced after their findings Julia will inform Larry.
3. **513 Hawthorne** – The homeowner mentioned how when it rains the sidewalk is full of mud and under water. Julia Antonides will have the concrete contractor and the landscaper look into it and see what solutions we can possibly do to resolve the problem.
4. **348 Mayfair** – The homeowner asked to be allowed to park her commercial car on the property and her boyfriend’s commercial van. The Board of Trustees agreed to allow the homeowner to park the commercial car on the property with signs covering the advertising but they denied the boyfriend parking his commercial vehicle on the property.

5. **139 Tanglewood** – The homeowner asked to be able to plant a tree where the Association removed a dead tree. Steve Cerbone made a motion to allow the homeowner to have someone plant the tree. Richard Radin seconded. All in favor. Motion passed.
6. **126 Radcliff** – The homeowner asked to be reimbursed for legal fees and to waive one late fee. The Board agreed to waive one late fee and asked Julia Antonides to speak to the Association’s attorney and ask that he waive the legal fees due to the fact this account should not have been sent to legal for collection.
7. **49 Culford** – The homeowner asked to have concrete repairs in front of the unit. The Board of Trustees denied the request because we have already met the budget for concrete repairs throughout the community for this year. The Board of Trustees and Management will look into more concrete repairs next year.
8. **296 Harvard** – The homeowner had turned in their dryer vent and fireplace inspections on September 30, 2008 and asked for the fines to be waived in the amount of \$2,300.00. Richard Radin made a motion to waive the fines in the amount of \$2,300.00. Jill Perez seconded. All in favor. Motion passed.
9. **503 Hawthorne** – The homeowner asked to have a late fee waived in the amount of \$25.00. The Board agreed to waive the one time late fee and they asked Julia Antonides to inform the homeowner that they must include the coupon with their payment.

2. **MODIFICATIONS:**

1. **66 Foxwood** – The homeowner had submitted a modification request to install a deck. Richard Radin made a motion to approve the deck to be installed. George Karyotakis seconded. All in favor. Motion passed.
2. **343 Yorkshire**– The homeowner had submitted a modification request to replace the windows in their unit. Mike Vegvari made a motion to approve the windows to be installed. George Karyotakis seconded. All in favor. Motion passed.

3. **RESOLUTIONS:**

The resolutions were tabled until the Association’s attorney makes some changes.

4. APPROVAL OF MINUTES:

Jill Perez made a motion to accept the Open session Minutes from the September 4, 2008 meeting. Michael Vegvari seconded. All in favor. Motion passed.

Meeting was adjourned by Richard Radin at 8:45 pm.