

Millponds Condominium Association
134 Dickerson Place
Morganville, NJ 07751
September 4, 2008
Open Minutes

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

Management Present: **Julia Antonides, PM**

Guest: **John Kwasnik, Association Attorney**

Call to Order: The Open meeting was called to order at 7:04pm, by Richard Radin.

1. **HOMEOWNER CORRESPONDENCE:**

1. **151 Tanglewood** – The homeowner asked to have a late fee waived in the amount of \$25.00. This is not the first time for a late fee. The Board of Trustees asked to have a more detailed request as to why the payment was late.
2. **7 Bennington** – Stewart Mast asked the Board and Management to supply the association on a monthly basis what the delinquencies are for the entire Association. John Kwasnik stated that the Financials for that month would have to be adopted before we can release that information. Stewart Mast also suggested that the current Board members sign an agreement that they stay on the Board until the siding project is complete.
3. **374 Hampton** – The homeowner asked to be reimbursed for plumbing repairs. The Board of Trustees denied the reimbursement.
4. **344 Mayfair** – The homeowner asked how the lifeguards were doing at the pool this year. Julia Antonides stated two lifeguards had been let go because they were using their cell phones while on duty and not watching the pool as they should be, otherwise it had not been too bad. Steve Cerbone added that he was very happy with the pool this year and he stated that this is the best he has seen it in about four years.

5. **281 Stratford** – The homeowner asked to have the weeping willows replaced by the pond. The Board of Trustees stated that they will not be replaced at this time.

2. **NEW BUSINESS:**

1. **Resolutions** – The Board of Trustees will discuss the resolutions in the Executive session with the Association attorney.
2. **Siding** – Richard Radin asked Marci Lederman which companies installed the siding on the first eleven buildings that were done with the previous Board members. Marci Lederman responded to say that she was aware that there were three different companies that did the installation and they had taken out two loans each in the amount of \$100,000.00 to pay for the siding project.
3. **New Board Member** – Richard Radin introduced Michael Vegvari to the Association. They will give him a title at the next Board Meeting.
4. **Website** – Richard Radin mentioned to the Association that they are looking into getting a website for the Association.
5. **Garbage Enclosures** – Richard Radin mentioned to the Association that they have approved for the maintenance crew to replace all the garbage enclosures and this will start in October of 2008.
6. **Condo Balconies** – Richard Radin stated that the maintenance crew will also do a full replacement of balconies on the condominium that have not been done in Trex.
7. **Shed** – Richard Radin stated we are looking into cleaning up the maintenance area in the parking lot. We are looking to place a shed in the back and get rid of the carport and trailer that is presently over in that area.

3. **OLD BUSINESS:**

1. Steve Cerbone mentioned how he is very happy to say that the irrigation system is fully up and running well. He also stated how happy he is with the new landscaping company. He noted to the Association that there have been a lot of changes throughout the Community and they have also added an additional table and benches over at the tot lot.

2. The Welcoming Committee announced that they will be giving each of the new homeowners a rabbit's foot when they visit with them to welcome them into the Community.
3. Richard Radin mentioned how we have been successful having all the commercial vehicles moved from the property. We have one exception right now on Stratford place they have until September 25, 2008 to move the vehicle.

4. APPROVAL OF MINUTES:

Jill Perez made a motion to accept the Open session Minutes from the August 21, 2008 meeting. Richard Radin seconded. All in favor. Motion passed.

Meeting was adjourned by Richard Radin at 8:15 pm.