

Millponds Condominium Association
134 Dickerson Place
Morganville, NJ 07751
April 2, 2009
Open Session Minutes

Board Members Present: Steve Cerbone, Treasurer
George Karyotakis, Trustee
Kathy Minto, Trustee
Jill Perez, Secretary

Absent: Richard Radin, President

Management Present: Denise Lindsey, CMCA, AMS, PCAM, VP
Julia Antonides, Community Manager

Legal: John F. Kwasnik, Esq.

Call to Order: The Open Session meeting was called to order at 7:03PM, by George Karyotakis.

1. **APPROVAL OF MINUTES:**

Jill Perez made a motion to accept the Open Session Minutes from the February 5, 2009 meeting. George Karyotakis seconded. All in favor. Motion passed.

2. **MODIFICATION REQUESTS:**

- a. 222 Franklin Place – The Board of Trustees approved for the homeowner to put in new windows.
- b. 193 Nantucket – Julia Antonides is waiting for a new drawing on the specifications on the deck from the homeowner.

3. **ENGINEER CONTRACT:**

Management presented proposals for Board review. After a review of the proposals Kathy Minto made a motion to accept the proposal given by FWH Associates to over see the siding project. George Karyotakis seconded. All in favor. Motion passed.

4. **POOL CONTRACT:**

Management presented three proposals for the pool season for Board review. After a review of the proposals Jill Perez made a motion to accept the proposal from American Pool Enterprises, Inc. Kathy Minto seconded. All in favor. Motion passed.

5. **WATER MAIN REPAIRS:**

Julia Antonides updated the Community to let them know she has sent out two letters to the Township requesting documentation as to why Millponds Condominium Association is responsible for their water main repairs. If she does not receive a response the next letter will come from the Associations attorney.

6. **MANAGEMENT OFFICE ROOF:**

Management presented a proposal for the management roof to be replaced. After a review of the proposal Kathy Minto made a motion to accept the proposal to replace the management roof. Jill Perez seconded. All in favor. Motion passed.

7. **HOMEOWNER CORRESPONDCE:**

- a. 527 Manchester Place – The homeowner explained how she has children playing ball near her unit and they are destroying her property and she would like for the Board to approve for shrubs to be installed along the privacy fence. The Board of Trustees agreed to look into the situation and get a proposal.
- b. 135 Tanglewood Place – The homeowner mentioned how the landscaper removed plants from the beds that were not dead. The Board of Trustees asked Julia Antonides to set up a meeting to meet with the landscaper. Another homeowner also stated how the landscapers go to fast with the lawnmowers and tear up the lawn and they come to close to the shrubs and patios.
- c. 99 Bedford Place – The homeowner asked about the ponds. Julia Antonides informed him that the Board of Trustees signed a contract with Great Blue to start chemically treating the ponds and they will be installing a new fountain.

- d. 338 Mayfair Place – The homeowner asked if bird feeders were aloud to be attached to the decks on the condominiums. Julia Antonides explained how the homeowners are not allowed to attach anything to the outside of the buildings.
- e. 165 Tanglewood Place – The homeowner asked for management to look at their concrete because there is a big gap in the front of the unit. They also asked for the maintenance crew to inspect a leak and to have the landscape committee look at the front of their unit. Julia Antonides explained she would put in a work order for each request.

8. **SCHEDULING OF NEXT MEETING:**

The next Open Session Meeting is scheduled for May 7, 2009 at 7:00PM.

9. **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 7:40 PM.

Minutes Prepared by:

Julia Antonides, Community Manager

Minutes Accepted by:

Minutes Accepted by:

Date: ____/____/____

Date: ____/____/____