

Millponds Condominium Association
134 Dickerson Place
Morganville, NJ 07751
August 6, 2009
Open Session Minutes

Board Members Present: Steve Cerbone, Trustee
Chuck Sciabica, Treasurer
Jill Perez, Secretary

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

Legal: John F. Kwasnik, Esq.

Call to Order: The Open Session meeting was called to order at 7:08PM, by Jill Perez

1. **APPROVAL OF MINUTES:**

Jill Perez made a motion to approve the July 2, 2009 Open Session Minutes. Steve Cerbone seconded. All in favor motion passed.

2. **FINANCIALS**

Steve Cerbone made a motion to accept the June 2009 Financials. Jill Perez seconded. All in favor motion passed.

3. **HOMEOWNER CORRESPONDENCE:**

- a. 199 Nantucket Place – The homeowner’s request was approved by the Board of Trustees
- b. 339 Yorkshire Place – The homeowner’s request was approved by the Board of Trustees.
- c. 383 Yorkshire Place – The homeowner’s request was denied by the Board of Trustees. Management will speak to homeowner.
- d. 265 Stratford Place – She asked about the window purchase through Fox Chase. Jill Perez explained that Fox Chase was ordering the windows through Anderson windows and when Anderson had come out to measure the windows the measurements were incorrect and they were not going to be able to install the original windows offered. Fox Chase had returned all the deposits they received to each homeowner along with a \$100.00 refund from Anderson. Jill Perez stated she was

looking into other window companies and she would email anyone who was interested.

- e. 346 Mayfair Place – The homeowner stated he originally had a larger light fixture with a sodium bulb in the coach light. Julia Antonides will have the maintenance crew see if we can replace the fixture and get a brighter bulb.
- f. 265 Stratford Place – The homeowner requested that the Board put to install shrubs to block the view of where the siding is kept. The Board of Trustees asked Julia to get a proposal for shrubs to be planted.

4. **NEW BUSINESS:**

- a. Landscape Maintenance Contract – Chuck Sciabica made a motion to accept that Landscape Maintenance will continue doing the landscaping here at Millponds for 2010 to 2011 with a third year option at the same cost. Jill Perez seconded. All in favor. Motion passed.
- b. Landscape Maintenance Irrigation Contract – Chuck Sciabica made a motion to accept that Landscape Maintenance Irrigation division will continue to oversee and repair the irrigation system here at Millponds for 2010 and 2011 with a third year option at the same cost. Jill Perez seconded. All in favor. Motion passed.
- c. Garbage Enclosure Signs – Chuck Sciabica made a motion to accept the proposal from Jefco Inc. to make the signs for the garbage enclosures. Jill Perez seconded. All in favor. Motion passed.
- d. Drainage Foxwood Place – Management gave the Board of Trustees three proposals for the drainage to be corrected on Foxwood Place. Chuck Sciabica made a motion to accept the proposal from Landscape Maintenance. Steve Cerbone seconded. All in favor. Motion passed.
- e. Storm Drain Repairs Mayfair Place and Hawthorne Place – Management gave the Board of Trustees three proposals for the storm drain repairs. Chuck Sciabica made a motion to accept the proposal from L.N. Rothberg. Jill Perez seconded. All in favor. Motion passed.

5. **BOARD APPOINTMENTS:**

Steve Cerbone made a motion to accept Kathy Minto as a new Board member. Jill Perez seconded. All in favor. Motion passed.

Chuck Sciabica made a motion to accept Marci Lederman as a new Board member. Jill Perez seconded. All in favor. Motion passed.

6. **SCHEDULING OF NEXT MEETING:**

The next Open Session Meeting is scheduled for Thursday, September 1, 2009 at 8:00PM. Jill Perez announced that the monthly open session will now start at 8:00pm rather than 7:00pm.

7. **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 7:55 PM.

Minutes Prepared by:

Julia Antonides, Community Manager

Minutes Accepted by:

Minutes Accepted by:

Date: ____/____/____

Date: ____/____/____