

Millponds Condominium Association
134 Dickerson Place
Morganville, NJ 07751
February 5, 2009
Board Meeting Minutes

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

Absent: Richard Radin, President

Management Present: Wayde Scheffer, CMCA, AMS, PCAM,
MBA, President
Denise Lindsey, CMCA, AMS, PCAM,
VP
Julia Antonides, Community Manager

Legal: John F. Kwasnik, Esq.
Marlboro Township Police Officer

Call to Order: The Open Session meeting was called to order at 7:00PM, by George Karyotakis.

1. **APPROVAL OF MINUTES:**

Jill Perez made a motion to accept the Open Session Minutes from the January 8, 2009 meeting. George Karyotakis seconded. All in favor. Motion passed.

2. **HOMEOWNER CORRESPONDENCE:**

- a. 192 Essex Place – Not Present
- b. 193 Nantucket – The Board will have the pool companies include the price difference of having the pool open an additional hour each day for the upcoming pool season.
- c. 7 Bennington – Stuart Mast stated he wants all quotes and concerns listed in the Minutes. Julia Antonides explained that not all comments and quotes are not mentioned within the Minutes we are to state the facts. Denise Lindsey asked Stuart Mast to please put in writing what he felt was not mentioned in the Minutes and the Board would review his changes and if needed, we can make an amendment to the Minutes.

- d. 269 Stratford – The homeowner stated how he received two violation letters and was not happy about it when he has had standing water and mud in his backyard for years. He also mentioned how he wants the retaining wall in the back of his unit repaired. Julia Antonides explained that we have had the drains jetted to get out all the clay and dirt but are still having problems with the water. Julia mentioned that we may need to put additional drainage in the rear of the entire building.
- e. 429 Hancock – The homeowner mentioned that the latch on the garbage enclosure was upside down. Julia Antonides informed the homeowner she would put in a work order request.

3. **FENCING BY CEMETARY:**

Management presented three proposals for board review. After a review of the proposals Jill Perez made a motion to accept the proposal given by JSI Construction to install the fence between the wood line and the cemetery. George Karyotakis seconded. All in favor. Motion passed.

4. **POND MANAGEMENT:**

Management presented a proposal submitted by Great Blue for the pond management for board review. After a review of the proposal Jill Perez made a motion to accept the proposal from Great Blue to treat the ponds. Kathy Minto seconded. All in favor. Motion passed. The Board of Trustees asked Julia Antonides to schedule a meeting with Lorraine from Great Blue.

5. **SNOW REMOVAL PROCEDURES:**

Julia Antonides went over the snow removal procedures because the office had received several phone calls when the snow is less than two inches why it is not cleared. Julia Antonides explained that less than two inches of snow we must have an approval from the Board snow liaison to clear the area. When we have more than two inches of snow the contractor will automatically clear all areas.

6. **COMMUNITY WEBSITE:**

Jill Perez mentioned to the Community that we now have a website up and running at millpondscommunity.com.

7. **SIDING Q&A:**

- a. 270 Fairfield – Larry Schleyer stated that he is going forward with the ADR mediation. He then abruptly left the meeting without giving the Board a chance to respond. The meeting then continued in a calm and civil manner and a constructive dialogue continued between the remaining homeowners and the Board of Trustees.
- b. A homeowner asked in reference to getting additional insulation. Wayne Scheffer advised that it is possible on the current siding project at an additional cost to the homeowner.

The Board and the homeowners had a very good conversation regarding the upcoming siding project. Homeowners raised certain questions which the Board was able to clear up and clarify for them. Overall the Community appears to be excited about the beautification to the Community that the siding project will bring.

8. **SCHEDULING OF NEXT MEETING:**

The next Open Session Meeting is scheduled for April 2, 2009 at 7:00PM.

9. **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 8:10 PM.

Minutes Prepared by:

Julia Antonides, Community Manager

Minutes Accepted by:

Minutes Accepted by:

Date: ____/____/____

Date: ____/____/____