

Millponds Condominium Association
134 Dickerson Place
Morganville, NJ 07751
January 8, 2009
Board Meeting Minutes

Board Members Present:

Richard Radin, President
Steve Cerbone, Treasurer
Jill Perez, Secretary
George Karyotakis, Trustee
Kathy Minto, Trustee

Management Present:

**Wayde Scheffer, CMCA, AMS, PCAM,
MBA, President**
**Denise Lindsey, CMCA, AMS, PCAM,
VP, Vice President**
Julia Antonides, Community Manager

Legal:

John Kwasnik, Esq. Association Attorney

Call to Order: The Board Meeting was called to order at 7:00 pm, by Richard Radin.

1. **APPROVAL OF MINUTES:**

Jill Perez made a motion to accept the Board Meeting Minutes from the November 6, 2008 meeting. George Karyotakis seconded. All in favor. Motion passed.

Jill Perez made a motion to accept the Board Meeting Minutes from the December 1, 2008 meeting. George Karyotakis seconded. All in favor. Motion passed.

2. **NEW BUSINESS:**

1. **New Board Member** – George Karyotakis made a motion to accept the appointment of Kathy Minto to the Board of Trustees. Steve Cerbone seconded. All in favor. Motion passed.
2. **Corporate Borrowers Resolution** – George Karyotakis made a motion to accept the Corporate Borrowers Resolution. Steve Cerbone seconded. All in favor. Motion passed.
3. **Association Funds Resolution** – Jill Perez made a motion to accept the Association Funds Resolution. George Karyotakis seconded. All in favor. Motion passed.

4. **2009 Amended Budget** – George Karyotakis made a motion to accept the amended 2009 budget. Steve Cerbone seconded. All in favor. Motion passed.

3. **Homeowners Q&A:**

Larry Schleyer stated his concerns about the siding project taking place and how the project was being funded. He wanted to know if any money had been fronted to anyone who was in the room. Larry Schleyer stated he would seek legal action against all parties involved. Mr. Schleyer stated the Board signed a contract illegally and they did not get 2/3 vote of the Association.

Stuart Mast stated he feels the project is being done without the Association's approval. He stated the Board did not act in compliance with the By-Laws and that they needed 2/3 vote of the Association to approve this project. Mr. Mast asked for the Board to answer his questions that he submitted to management in an email. Richard Radin advised that we will give him the approved open session minutes that he requested and a copy of the siding contract. Mr. Mast stated that the only thing the Board did that was right was to pass the special assessment.

Stuart Mast also mentioned how he spoke with the Association's attorney and he advised him that The Board of Trustees was wrong with passing an assessment and they made a correction and rescinded the assessment.

Larry Schleyer interrupted Mr. Mast when he was trying to ask questions. Mr. Schleyer started yelling and stated the Board violated the By-Laws and he would be on the prosecutor's steps on Monday morning.

Stuart Mast read his email that was sent to management. Richard Radin stated the information he requested would be ready by Friday, January 9, 2009.

The Association's attorney advised the Board they should send a response to Stuart Mast's email in writing.

Larry Schleyer again interrupted and stated he wants all the bids to be released but labeled A, B, C instead of having the contractor's names on them. The tone of his voice escalated to shouting.

Jill Perez made an emergency motion to adjourn the meeting due to unruliness, seconded by Steve Cerbone at 7:20 pm. All in favor, meeting was adjourned.