

Millponds Condominium Association  
134 Dickerson Place  
Morganville, NJ 07751  
July2, 2009  
Open Session Minutes

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**Board Members Present:**                      **Steve Cerbone, Trustee**  
   **George Karyotakis, Vice President**  
   **Chuck Sciabica, Treasurer**  
   **Jill Perez, Secretary**

**Management Present:**                      **Julia Antonides, Community Manager**

**Legal:**    **John F. Kwasnik, Esq.**

**Call to Order:** The Open Session meeting was called to order at 7:10PM, by George Karyotakis.

1.     **APPROVAL OF MINUTES:**

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

Steve Cerbone made a motion to accept the May 7, 2009 Open Session Minutes. Jill Perez seconded. All in favor motion passed.

2.     **FINANCIALS**

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

3.     **HOMEOWNER CORRESPONDENCE:**

- a. 553 Manchester Place – The Board of Trustees asked Julia Antonides to get a few proposals to renovate the garbage enclosure area.
- b. 32 Portland Place – The homeowners request was granted.
- c. 70 Foxwood Place – The homeowners request was granted.
- d. 20 Vassar Place– The Board of Trustees will get a proposal for the repairs.

- e. 67 Culford Place – The Board of Trustees will get a proposal for the cost of the trees.
- f. 265 Stratford Place – The Board of Trustees tabled the request until the siding is complete.
- g. 165 Tanglewood Place – The homeowners request was granted.

4. **SIDING UPDATES:**

- a. Jill Perez announced that the electrical boxes on the outside in some cases are badly rusted. This is a homeowner responsibility and may need to be painted or replaced so that the rust does not destroy and stain the new siding.
- b. Jill Perez stated that the siding crew is installing insulation behind the new sheathing being put up but in some cases the engineer has found that there has been insulation missing in the exterior wall between the units. This is an additional cost to each individual unit owner and the cost per square foot is \$4.80. This will be added to each unit owner's maintenance account. The engineer has before and after pictures to show each unit this problem exists.

5. **HOMEOWNERS Q & A:**

- a. 243 Colby Place – Gary Malek asked about the specs for grills being used within the community. Julia Antonides informed him that we are waiting for a few amendments on the grill resolution from the attorney and when they are corrected it will be mailed to each homeowner. The barbeque grills must be 5 ft from any structure and may not be used under any balcony or deck.
- b. 346 Mayfair Place – Jack Love asked about his lighting on the walkway. Julia Antonides will look into it and have the light fixture changed.
- c. 451 Hawthorne Place – Kathy Harrison asked about when the condominiums will be looked at for the previous siding that took place. Jill Perez mentioned that their siding will be looked at by the engineer after the current siding project is completed. Kathy also asked about the storm drain repairs on Hawthorne. Julia Antonides mentioned she had proposals for the Board to review.

6. **NEW BUSINESS**

- a. Concrete Work – Through an email vote Richard Radin, Kathy Minto and George Karyotakis approved to have \$ 54,490.00 in concrete repairs throughout the community.

7. **REORGANIZATION OF THE BOARD**

Jill Perez – President  
George Karyotakis – Vice President  
Chuck Sciabica – Treasurer  
Steve Cerbone – Trustee

8. **SCHEDULING OF NEXT MEETING:**

The next Open Session Meeting is scheduled for August 6, 2009 at 7:00PM.

9. **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 7:54 PM.

Minutes Prepared by:

Julia Antonides, Community Manager

Minutes Accepted by:

Minutes Accepted by:

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Date: \_\_\_\_/\_\_\_\_/\_\_\_\_

Date: \_\_\_\_/\_\_\_\_/\_\_\_\_