

Millponds Condominium Association
134 Dickerson Place
Morganville, NJ 07751
May 7, 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 7:05PM, by George Karyotakis.

1. **APPROVAL OF MINUTES:**

George Karyotakis tabled the minutes from the April 2, 2009 meeting.

2. **HOMEOWNER CORRESPONDENCE:**

- a. 553 Manchester Place – Not Present
- b. 213-215 Colby Place – The homeowners request was granted
- c. 67 Culford Place – Not Present
- d. 7 Bennington Place– Not Present
- e. 321 Devon Place – Not Present
- f. 216 Franklin Place – The homeowners request was granted
- g. 82 Foxwood Place – The homeowners request was not granted
- h. 527 Manchester Place – The homeowners request was granted

3. **MODIFICATIONS:**

193 Nantucket Place – Their deck was approved.

4. **NEW BUSINESS:**

- a. Pond Fountain – George Karyotakis made a motion to accept the proposal for a new pond fountain. Jill Perez seconded. All in favor. Motion passed.
- b. Mulch – Julia Antonides gave the Board of Trustees a proposal for mulch. This was tabled until the Board could further discuss.
- c. Street Sweeping – George Karyotakis made a motion to accept the proposal given by Aggressive Street Sweeping. Jill Perez seconded. All in favor. Motion passed.
- d. Ca-Pac Donation – Steve Cerbone made a motion to donate \$100.00 to the Community Associations Political Action Committee. George Karyotakis seconded. All in favor. Motion passed.

5. **HOMEOWNER QUESTIONS AND ANSWERS:**

- a. 451 Hawthorne Place – The homeowner asked what the Board is going to do about the pot holes throughout the community. Julia Antonides let the homeowner know that she is in the process of getting bids to repair the four storm drains that are sinking that have pot holes around them. Two of the storm drains are on Hawthorne and two are on Mayfair Place/Hampton Way. The smaller pot holes will be filled by the maintenance crew.
- b. 348 Mayfair Place – The homeowner asked how many garbage enclosures still need to be replaced. Julia Antonides mentioned that there are 17 more that need to be put up and then they will be stained to match the colors of the buildings.

6. **SCHEDULING OF NEXT MEETING:**

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

7. **ADJOURNMENT**

There being no further business to discuss, the meeting was adjourned at 7:00 PM.

Minutes Prepared by:

Julia Antonides, Community Manager

Minutes Accepted by:

Minutes Accepted by:

Date: ____/____/____

Date: ____/____/____