

**GRACEWOOD GLEN CONDOMINIUM ASSOCIATION  
HOLMDEL, NJ**

**MEETING RECAP/MINUTES**

**DATE:** November 16, 2020  
**WRITTEN BY:** Holly Foley, CMCA, Community Portfolio Manager  
**TIME/PLACE OF MEETING:** 7:00PM – Via Zoom  
**PURPOSE OF MEETING:** **Board Meeting – Open Session & Leasing Restriction Amendment**

**PRESENT:** **Board Members:** Al Aloisi, President; David Williamson, Vice President; Diana Scognamillo, Secretary; Pam Tanis, Treasurer. **MANAGEMENT:** Holly Foley, CMCA, Community Portfolio Manager; **RMG, Regency Management Group, Inc.**

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Al Aloisi called the meeting to order at 7:06PM.

The Leasing Restriction Amendment was tallied and did not pass, with 23 “No” votes and six “Yes” votes. There was a lengthy open discussion between homeowners, the Association’s Attorney, the Board and Management regarding the amendment, what prompted it, etc. Homeowners went into detail about the why the amendment shouldn’t pass and were glad that it didn’t go through.

David Williamson made a motion to approve the 2021 Draft Budget citing a \$13 increase in maintenance fees, per unit, per month. Al Aloisi seconded. All in favor, motion carried.

Pam Tanis made a motion to approve the Brightview proposal for tree planting in the amount of \$852.72. Al Aloisi seconded. All in favor, motion carried.

#42 raised questions about the reserves that were answered by Management and the Board.

#16 raised a question about when the monthly maintenance increase is going to take place. Also noted that they will attend open meetings from now on.

#45 raised questions about possibly reducing expenses, the tree planting proposal and about the leaf cleanup.

Management advised the community of the Annual Meeting & Election that will be held via Zoom on January 11, 2021. Management further advised of the community of the changes that were made to Community Association laws regarding elections.

With no additional homeowner input, Al Aloisi made a motion to adjourn the meeting at 8:47PM. Diana seconded the motion. All in favor, motion carried.