

MEETING MINUTES

ASSOCIATION: GRACEWOOD GLEN CONDOMINIUM ASSOCIATION

WRITTEN BY:
Kristie Bendick, Property Manager

PAGE: 1 OF 2

DATE/TIME: February 21, 2018, 7:30 PM

PLACE OF MEETING: Holmdel Senior Center

PURPOSE OF MEETING: Open Meeting

cc: Recap File Board Members
RMG Board Correspondence
Accounting (2)

PRESENT: Board Members: Al Aloisi, **President;** David Williamson, **Vice President;** Pam Tanis, **Treasurer;** Diane Scognamillo, **Secretary;** Kristie Bendick, **Property Manager, Regency Management Group, Managing Agent**

ACTION BY

DESCRIPTION OF DISCUSSION

- | | | |
|------|----|---|
| N/A | 1. | Al Aloisi called the Open Meeting to order at 7:43 PM. |
| N/A | 2. | The Manager's Report was presented to the Board. |
| N/A | 3. | Management provided proposals to the Board for the landscaping season from TAD and Brightview. After review, Diane motioned to approve the landscaping proposal from Brightview for \$13,290. Pam seconded. All present in favor, motion carried. |
| N/A | 4. | Management presented the proposal from Brightview to handle the irrigation system for the season for \$950.16. Diane motioned to approve the proposal from Brightview for the irrigation. Al seconded. All present in favor, motion carried. |
| MGMT | 5. | Management presented the 2018 Budget to the Board. David questioned why the budget was not done showing 2017 costs and why no meeting was scheduled. Discussion ensued. The Board asked Management to provide a revised budget showing costs for 2017 along with the 2017 and 2018 budgets. |

- | | | |
|-------|-----|---|
| BOARD | 6. | The year end audits for 2016 and 2015 were presented to the Board. The Board tabled approving the audits. The Board asked for status on the 2017 year end audit and Management advised that the draft should be available by June. |
| N/A | 7. | Management advised the Board that the homeowner at 44 Maria asked to be reimbursed to replace the lock on the mailbox for \$25.00. After discussion, the Board denied the reimbursement since other homeowners had to pay the costs. |
| N/A | 8. | <p>The Election Meeting was conducted. Management advised that quorum has been reached and there are 4 seats open for the Election, 3 for a two year term and 1 for a one year term. David Williamson, Diana Scognamillo, Pam Tanis and Betty Lee introduced themselves at the meeting.</p> <p>The results of the election were read – David, Diana and Betty received the 2 year seats and Pam received the 1 year seat.</p> |
| N/A | 9. | Management explained to the homeowners that quorum has been reached for the amendments to the governing documents. Management advised that the amendments will be completed and filed by the attorney. |
| N/A | 10. | David asked Management for the status of the engineer study. Management advised that since the amendments passed, the engineer would be contacted to complete the study. |
| N/A | 11. | Several complaints by homeowners in attendance regarding receiving return calls, not receiving work tickets in the mail providing status of work and not be communicated with on certain items that are occurring in the community. Discussion ensued. |
| N/A | 12. | With no further items to discuss, the meeting was adjourned at 9:10 PM. |