



Channel Club Tower Association, Inc.

One Channel Drive
Monmouth Beach NJ 07750

BOARD MEETING
February 9, 2012
8:00 PM

The meeting was called to order at 8:00 PM. Members present were Canavan, Ciambrone, Kennedy, Morris, Raynor and Rich. Eileen Rise and 17 Unit Owners were also present.

Mr. Kennedy introduced himself as VP sitting in for President McAndrew who is out of state. He then read a reminder statement:

Mr. Kennedy mentioned the coming board elections. The Election Committee does not choose who runs; they collect resumes and check eligibility requirements. Board elections will take place at the Annual Meeting scheduled for May 10, 2012. There are 3 seats available this year: three for 3-year terms. The Election Committee will be sending out a letter with information and dates. Resumes may be dropped off in the management office. The deadline is April 9, 2012.

As a reminder to all Unit Owners –

If you are not paid in full for all Maintenance Fees, Assessments and Late Charges you are not eligible to Vote in the election.

You are also ineligible to use all common amenities: Health Clubs, Pools, Tennis Courts, Valet Service etc. You are, also not eligible to speak at Open Meetings or Serve on a Committee.

Secretary's Report: Mrs. Ciambrone made a Motion to approve the January 12, 2012 minutes. The Motion was seconded and passed.

Treasurer's Report: Mr. Rich reported that for the first four months ending January 31, 2012 we are \$24,700.00 under budget. A Motion was made to pay the February 9, 2012 bills in the amount of \$107,902.79. The Motion was seconded and passed.

President's Report

Mr. Kennedy commented that one of the pluses of Channel Club Tower that should be noted is our financial stability and how everything is maintained. We are on target with the reserves. There have been only three assessments in the last 28 years. If you are selling your unit this is a great asset to advertise.

The Board is very cognizant of financial matters and sets up a business plan at budget time deciding what should be spent for the coming year that will be most important for the majority of the residents.

Social Committee: Mrs. Ciambrone announced that the Social Committee would like to welcome all Residents to a Complimentary Coffee on Sunday, February 26 at 10:00 AM, in the Social Room. Light refreshments will also be served.

Miscellaneous: Mrs. Rise stated on behalf of the Association, we would like to thank the Estate of Rita Bross, Unit 513, for the three tables and two lamps that they have donated to the Channel Club Tower Social Room for resident use.

Mr. Kennedy announced that the next Board meeting will be Thursday, March 8, 2012 at 8:00 PM.

Voice: 732-229-6178

cctassoc@verizon.net

Fax: 732-728-9373

Comments/Questions:

C: Ms. Sperber, Unit 1011, commented that since her unit overlooks the east parking area she notices that there is a serious parking issue in the summer months. Maybe car stickers or valet patrols are needed.

A: Mr. Kennedy answered that, yes, there has been a long history on the parking issue. At one time, guards were hired for the 4th of July. The Board will discuss this at the March workshop.

C: Mr. Kalma, Unit 508, commented that the Board did an excellent job in the health clubs with the updates and variety of equipment purchased, adding value to the building.

C: Mr. Rosa, Unit 301, asked for a Web Site update.

A: Mr. Raynor reported that the Web developer will give the committee two models to choose from. The committee will meet on the 16th and the Board will sign off on the final product. March is the target for activation.

Q: Mr. Bonanno, Unit 1403, asked if the Board would consider Facebook.

A: Mr. Kennedy commented that there are down sides to that application.

C: Mr. Snell, Unit 1711, asked the Board to consider allowing small pets in the building and boat storage on the roof of the garage with the possibility of charging for the storage.

C: Ms. Fernicola, Unit 205, suggested that in lieu of dogs – could she keep a goat.

A: Mr. Kennedy, after the meeting, referred her an owner who is a leading expert on goats in New Jersey.

Mr. Kalma suggested that pet owners could put up an escrow amount against damages.

Mr. Rosa, Unit 301, asked for an update on the Verizon Project.

A: Mr. Canavan said that a marketing program will be the next step and the building will see if special packages are being offered.

Also, what is the update on Channel Drive?

A: The Board negotiated that we would pay for ½ of the paving of the road and be released from all future maintenance on the roadway. This has been accomplished with an amended deed of easement that has been filed in Freehold. Mr. Kennedy recognized Brian McAndrew, Doug Raynor and Gray Sensenich for all the diligence and patience in bringing this problem to a conclusion - Certain to be put in the win column for CCT.

Mr. Bonanno mentioned that he submitted via email, recorder information to Board members that would pick up the whole room so that there is accurate representation of what is said at the meeting in order for owners to have information to vote. He felt that it was not fair that the Board limits itself to what is required by the Master Deed & ByLaws.

As there was an apparent misunderstand regarding the Board's intent, we have, again, included the segment below to these minutes to eliminate any confusion .

Quoting from the January Board Meeting minutes:

“Other methods of communicating minutes to residents were discussed. They included recording the minutes and/or a phone system to share with other residents when meetings take place. The Board answered that they would investigate recording equipment with the understanding that written minutes are not a transcript, general discussions are abbreviated, not verbatim, and will still be taken and posted on the web site. Anyone interested in the recorded one will be able to listen to them.”

In addition, there are several Board members who do not accept questions addressed to the Board on their private email accounts. Questions for the Board should be sent in writing to the Management Office at least 5 days in advance of the meeting so they can be properly addressed. This procedure, which has been in place for many years, is clearly spelled out on the notices placed in elevators announcing the date of Board Meetings.

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Mr. Cooper, Units 1509/10, commented that owners have opinions but they do not vote, except for the Annual Meeting for Elections, so recording for that purpose is moot.

Mr. Rosa, Unit 301 and Mr. Kayne, Unit 407, did not understand why there is a need for recording the meetings. If you feel you want more information, then attend the meetings.

Mr. Bonanno, again, re-iterated that the Board agreed to record the minutes.
Mr. Kennedy commented that we can agree to disagree.

The meeting adjourned at 8:45 PM.

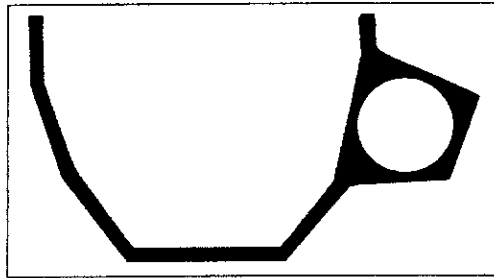
Respectfully submitted,

Carol Ciambone

Carol Ciambone, Secretary

All Are Welcome

A Complimentary Coffee



Sunday, Feb. 26, 10 a.m.



Social Room

Light Refreshments Also Served



Sponsored by the Channel Club Tower Social Committee

