

BOARD MEETING
April 12, 2012
8:00 PM

The meeting was called to order at 8:00 PM. Members present were Canavan, Ciambrone, Gryczka, Kennedy, and Morris. Eileen Rise and 22 Unit Owners were also present.

Secretary's Report: Mrs. Ciambrone made a Motion to approve the March 8, 2012 minutes. The Motion was seconded and passed.

Treasurer's Report: Mr. Kennedy reported that we are on target with the budget. A Motion was made to approve the April 12th bills in the amount of \$114,459.82. The Motion was seconded and passed.

Pool House Roof: Mrs. Rise presented two proposals for the replacement of the pool house roof:

Delta Services, East Brunswick	\$2,550.00
O'Connor Roofing, Monmouth Beach	\$2,200.00

A Motion was made and seconded to award the contract to the local contractor, O'Connor Roofing for the sum of \$2,200.00. The Motion passed.

Election Committee: Four resumes were received for the three vacancies.

Important Dates: April 14th – Ballots will be mailed
 April 26th – Candidates Night
 May 10th – Annual Meeting & Election

Social Committee: Mrs. Ciambrone announced that the Annual Pool Party will be July 21, 2012.

Web Site Committee Report: Ms. Gryczka reported that the committee has been gathering information for the website. (Doug Raynor, Gray Sensenich, Barry Tesser, Connie Gryczka, Helen McAndrew and Barbara Baranowski). The following has been converted into digital form by the Committee – Master Deed, ByLaws, Rules & Regulations, Board Minutes for past 12 months, Fire Emergency Procedure, Lease Agreement, Social Room Reservation Form, Telephone Directory, 7 floor plans-drawings recreated, CCT Logo recreated. Photographs, Local Links page, Directions & Map, Scripts for subtitles – About Us, Services & Amenities, and Surroundings. Unit owner access letter and forms were made available, approximately 90 have been returned. First Look has returned 8 pages containing the above information. The Committee will meet next Tues., April 17th to review them.

Finance Committee Update: Mr. Kennedy reported that the June meeting is for Board re-organizations, election of officers and committees. In July & August there is concentration on the budget process and the Board votes on the budget at the September meeting for the new fiscal year beginning October 1, 2012.

The finance committee looks at every item understanding that each approximately \$14,000 of expenses added is a 1% maintenance increase. We will be preparing for a new roof this fall. Monies are being allocated from the reserve fund which is being funded with \$31,000 per month going into it.

Window caulking will take place this year with the monies coming from the deferred maintenance account.

General Comments/Questions:

I. One resident asked what impact the mild winter had on the snow plowing line-item in the budget. Mr. Kennedy responded that the monies are still in the budget and if not used to cover an unexpected expense (i.e. pool house roof) that money is then carried over into the new budget year.

II. Another resident asked if furniture could be put out at the pool since it has been unseasonably mild. Mr. Kennedy said that this will be discussed with management tomorrow.

III. The fire alarm sounded today. A resident felt there were too many announcements and not enough information when the alarm concluded.

IV. As at the February and March meetings an owner brought up allowing boats to be stored on the garage roof providing the Association receives a deposit. Mr. Kennedy answered that this will be on the Board's agenda for discussion.

V. As a continued discussion from the last three meetings, comments centered on recording Board meetings because:

- 1) 80% - 90% of owners don't attend the meetings
- 2) some residents feel that every comment/observation should be printed/recorded.

Some residents again asked why this is needed and important at this time. Residents who are interested should attend meetings in person.

Mr. Kennedy responded that the Board, as promised at the March meeting, investigated recording the minutes, even holding an extra Board meeting on the subject. The decision of the Board members was that the Board would not record minutes. Mr. McAndrew met with the unit owner who wants to record the minutes.

Criteria was established including:

- 1) The Board does not support or prohibit a unit owner from audio recording the public session of Board meetings at their own expense.
- 2) The equipment and person responsible does not interfere with the flow of the meeting.
- 3) That the person responsible for recording announces to the Board Chair, his/her intention to record.
- 4) That any such recording will not be reviewed by the Board or management.

There was still some dissention from a few unit owners on the Board's decision. However, the Board will not record the minutes. This does not preclude unit owners doing so as long as they follow the established criteria.

VI. A resident also questioned whether or not the Board is violating the Open Session Law and whether workshop sessions should be open and minutes published.

Mr. Kennedy stated that we are conforming to the Condominium Act and the NJ Open Public Meeting's Act.

The meeting adjourned at 8:40 PM.

Respectfully submitted,

Carol Ciambrone, Secretary