

**FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION
BOARD MEETING
102 Hart Boulevard – Clubhouse
September 22, 2015**

BOARD MEMBERS PRESENT: Roger Ahrens,, President, Treasurer
Joan Ruby, Secretary

BOARD MEMBERS ABSENT: Maeira Halpern
Two vacancies exist on the Board due to the resignations of
Evelyn Hamrah and Maureen Saur.

ACCESS PROPERTY MANAGEMENT: Bob Seyfarth – Property Manager

RARITAN VALLEY DEVELOPERS: Neither Leonard or Moshe were present.

I. CALL TO ORDER/ANNOUNCEMENTS

President Roger Ahrens called the meeting to order at 7:00 p.m. There was representation from 13 units.

II. READING OF MINUTES

Joan made a motion to approve the minutes of the July 29, 2015 meeting; Roger seconded the motion. Motion carried 2 – 0.

III. MANAGEMENT REPORT

Financial:

A complete set of financials for July and August were provided to the Finance Committee for review.

Property issues:

At present 141 units have been sold and closed. Additionally, the remaining unit is under contract and are set to close in the near future. At that point the community will be totally sold out. The Board will lose the developer's representative and be composed of five (5) owners. The irrigation system will be shut down shortly.

IV. OFFICER REPORTS

A. President/treasurer:

Roger reported on the paving of the streets on the east side of the community. We do not yet know anything about the paving of Indian Plantation Street. Information about when each street will be done and where owners can park has been mailed and any changes will be communicated via e-mail and on the web site. The Board is sorry for the disruption but the end result will be worth the wait.

Roger reviewed the income and expense statement as of August 31. Each of those in attendance received a copy with the agenda and the minutes as they signed in.

B. Secretary

Joan gave a brief review of the transition process to date briefly discussing the meeting of Sept. 17 and reminding those present of the importance of the October 13 meeting at which the options available to the community will be explored.

V. COMMITTEE REPORTS

Evelyn reminded those present to update e-mail addresses if necessary as when the final unit is closed and occupied, she will be updating the directory so everyone has the most up-to-date information.

VI. SPONSOR REPRESENTATIVE

Neither representative of the sponsor was present.

VII. OLD BUSINESS

The update on the transition process was covered in the Secretary's report.

VIII. NEW BUSINESS

A Roger made a motion to approve the below listed 2015 payments. Joan seconded the motion and the motion passed 2 - 0.

July, 2015	27 payments	\$ 34,499.26
August, 2015	23 payments	<u>\$ 42,186.70</u>
	Total:	\$ 76,685.96

- B. Roger reported on the re-investment of two certificates of deposit, one of \$17,000 for 12 mo. at 0.65% and the other of \$16,000 for 6 mo. at 0.45%.
- C. Roger made a motion to purchase six (6) signs for the monuments at a cost of \$7,275.98. These will be constructed of a man-made material called Extrira similar to Trex. They will have gold lettering on a green back ground with a white border and will be paid for from the capital reserve account as they are replacements rather than repairs. The old signs were not able to be repaired. Additionally, a small A-frame sign announcing Board meetings or other important information has been ordered.
- D. Joan reported that the damaged plants in front of the clubhouse have been replaced at no cost to the community.
- E. The lawsuit against the HOA for refusing to pay their share of the clubhouse expenses including current operating, reserve and deferred maintenance expenses is at the point of mediation awaiting the appointment of a mediator by the judge.
- F. Joan made a motion to approve the pruning proposal submitted by Spanner Tree and Shrub Service at a cost of \$3,800 plus tax. Pruning to be done after January 1, 2016 as this is \$600 less than if done earlier. Roger seconded the motion and the motion passed 2 - 0.
- G. The proposed resolution regarding limiting unit owner contacts with vendors was read with Roger providing an explanation of the need for such a resolution.
- H. Roger made a motion to write off \$3,864.25 on the account of 49 Samson Drive as "bad debt". Joan seconded the motion and the motion passed 2 - 0.
- I. Joan made a motion to approve the snow contract proposal submitted by NJS Landscaping. The proposal is based upon 142 units as the community is now fully built out. Roger seconded the motion and the motion passed 2 - 0.
- J. Roger made a motion to approve the York Fence Company proposal to repair the vandalized sections of the retention basin fence along Hart Boulevard at a cost of \$839.95 tax included.
- K. Roger asked for a volunteer to do the monthly calendar for the newsletter mentioning the possibility that the Association is considering purchasing a small computer such as an HP Stream to assist whoever would be doing the calendar.
- L. There was no other new business except a reminder to attend the October 13 meeting regarding transition.

IX. **HOMEOWNER COMMENTS:**

Jerry Matcho remind those present of the yard sale on October 3 and the resumption of the Friday night movies on October 16.

X. **NEXT MEETING DATE:**

The next meeting of the FFCOA Board of Trustees will be November 24,, 2015 at 7:00 p.m. in the clubhouse. This will be the Association's annual meeting as well as a Board of Trustees open meeting.

XI. **ADJOURNMENT:**

The meeting was adjourned at 8:35 p.m. upon a motion by Roger, seconded by Joan.

Respectfully submitted,


Robert C. Seyfarth