

**FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION
BOARD MEETING
102 Hart Boulevard – Clubhouse
JANUARY 28, 2014**

BOARD MEMBERS PRESENT: Joan Ruby, Vice President
Evelyn Hamrah, Secretary
Roger Ahrens, Treasurer
Maureen Saur, Trustee

BOARD MEMBERS ABSENT: Maeira Halpern

ACCESS PROPERTY MGMT.: Bob Seyfarth -- Property Manager

RARITAN VALLEY DEVELOPERS: Leonard Goldshein, Project Manager
Moshe Rosen, Project Manager

I. CALL TO ORDER/ANNOUNCEMENTS

Vice-president Joan Ruby called the meeting to order at 7:00 p.m. There was representation from 10 units.

II. READING OF MINUTES

Roger Ahrens made a motion to approve the minutes of the November 26, 2013 meeting; Joan seconded the motion. Motion carried 3 – 0 – 1 with Maureen not voting as she was not a member of the Board at that time..

III. MANAGEMENT REPORT

Financial:

A complete set of financials as of 12/31/2013 was given to the Board members for review.

Closings:

As of today 127 units have been closed with a unit for re-sale expected to close shortly.

Property issues

Nothing to report.

IV. OFFICER REPORTS

A. President:

No report as the office is currently vacant.

B. Vice President

Joan stated she would make comments regarding the snow removal situation later in the meeting.

C. Secretary:

No report at this time.

D. Treasurer:

Roger spoke about the financial status of the Association as of 12/31/2013 pointing out that the Association ended the year with a surplus of more than \$30,000 indicating that 2013 had been a good year financially for the Association.

V. COMMITTEE REPORTS

A. Communications Committee:

Ginny Doremus thanked Maureen for the very good changes she made in the newsletter.

B. There were no other committee reports.

VI. SPONSOR REPRESENTATIVE

Moshe reported that a couple more units are scheduled to close in the next few weeks mentioned that The clubhouse addition had been virtually completed except for a couple minor items.

VII. OLD BUSINESS

A. Snow removal operations

Joan made comments about the process of snow removal in the community and the difficulty faced by the contractor. She pointed out that it takes 7 to 9 hours after the snowfall ends to clear the community and even after that, depending on temperatures the contractor may have to return to clear areas that re-freeze causing hazardous conditions.

Roger commented specifically about the costs of snow removal indicating how much was spent during the end of 2013 and how much has been spent in 2014. Total costs for the 2013-2014 winter season are more than \$50,000. The 2014 budget contains \$60,000 for the year.

VIII. NEW BUSINESS

A. Following a short explanation Evelyn made a motion to combine the positions of secretary and treasurer for 2014 as permitted by the By-Laws of the Association. Maureen seconded the motion and the motion passed 4 – 0.

B. Maureen made a motion to introduce a slate of officers for 2014. Her nomination included Joan Ruby for President, Evelyn Hamrah for Vice-President and Roger Ahrens for Secretary/Treasurer. Evelyn seconded the motion and the motion passed 4 – 0.

C. Roger made a motion to approve the below listed 2013 payments. Evelyn seconded the motion and the motion passed 4 – 0.

November	31 payments	\$ 47,746.88
December	26 payments	<u>\$ 40,644.61</u>
	TOTAL:	\$ 88,391.49

D. Following brief comments about the Board's pleasure with working with Don School as the Board's attorney, Roger made a motion to renew the legal services agreement with School, Whittlesey & Gruenberg, LLC, Don School representing the Board of Trustees, at no increase in cost over that charged in 2013. Evelyn seconded the motion and the motion passed 4 – 0.

E. The clubhouse was rented on January 4, 2014 and the renter found that the heat had been turned off necessitating her guests to wear their coats until the rooms warmed up which took quite some time. Evelyn made a motion to return the one hundred dollar (\$100.00) rental fee to the renter. Maureen seconded the motion and the motion passed 4 – 0. Bob will arrange for the refund.

F. In light of the rather large amount of money currently in the operating account and the need to keep a balance of approximately three months operating expenses in that account, Roger made a motion to transfer \$40,000 to the capital reserve account and \$20,000 to the Bank of America operating surplus account. Evelyn seconded Roger's motion and the motion passed 4 – 0. Bob will see to it that the transfers are made.

G. It was reported that the middle section of the railing at 6 Indian Plantation Street was damaged by an unknown vehicle with the damage being reported to Bob within minutes of it occurring. An estimate for repair was provided by Macaro Iron Works for \$540.00. Maureen made a motion to accept the estimate and authorize the repair. Evelyn seconded the motion and the motion passed 4 – 0.

H. The Board is planning a luncheon to recognize the volunteers who have been so important to the functioning of the Association. The luncheon is planned for February 15, 2014. Evelyn made a motion to appropriate five hundred dollars (\$500.00) to cover the cost of the luncheon. Maureen seconded the motion and the motion passed 4 – 0.

I. There was no additional new business.

IX. **HOMEOWNER COMMENTS:**

Comments were made concerning snow removal operations and the condition of Indian Plantation Street after being plowed. A comment was also made concerning an alleged safety issue regarding a ramp that had not been addressed and was scheduled to be considered as part of the transition. Bob will look into that issue.


X. **NEXT MEETING DATE:**

The next meeting of the FCOA Board of Trustees will be March 25, 2014 at 7:00 p.m. in the clubhouse.

XI. **ADJOURNMENT:**

Upon a motion by Evelyn, seconded by Maureen, the meeting was adjourned at 7:56 p.m.

Respectfully submitted,


Robert C. Seyfarth