

**FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION
BOARD MEETING
102 Hart Boulevard – Clubhouse
September 23, 2014**

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

BOARD MEMBERS ABSENT: Maeira Halpern
two vacancies exists on the Board due to the resignation 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 Joan Ruby called the meeting to order at 7:00 p.m. There was representation from 24 units.

II. READING OF MINUTES

Roger made a motion to approve the minutes of the July 22, 2014 meeting; Joan seconded the motion. Motion carried 2 – 0. d

III. MANAGEMENT REPORT

Financial:

A complete set of financials as of 8/31/2014 was given to the Board members for review.

Property issues:

At present 132 units have been sold and closed. Additionally, 4 others are under contract but no closing dates have been set.

Bob also explained why the new fire/intrusion alarm system was required based on the clubhouse being considered a building “of public assembly” and subject to different fire code requirements than a residence.

IV. OFFICER REPORTS

A. President:

Joan thanked Evelyn and Maureen for their service to the Board and presented certificates that had been prepared by Jerry Matcho whom she also thanked for preparing the certificates. Joan also reported on the August 26 meeting at which the Board announced that there had been no additional volunteers. She again asked for those present to consider volunteering their services to serve on the Board.

B. Secretary/Treasurer

Roger reported on the status of the budget noting that the Association would be in good shape in all budget categories were it not for the snow removal costs. He reviewed highlights of the income/expense report that each of those present had.

V. COMMITTEE REPORTS

A. Clubhouse Committee

Evelyn Hamrah reported that the committee had looked into repairing the loveseat but that it would have been quite expensive so the committee recommended that it be discarded.

She also reported that 60 to 65 owners had expressed an interest in attending the High Tea scheduled for the coming Saturday.

C. Building and Grounds Committee

Ed Saur reported that there was concrete that may have been spilled when the concrete for the new sign was poured. He indicated it was near where Hart Boulevard intersects with Suzanne Drive and was concerned someone could trip and fall over it.

VI. SPONSOR REPRESENTATIVE

Neither representative of the sponsor was present although Moshe called Bob yesterday to report that four additional units were under contract but closings not yet scheduled.

VII. OLD BUSINESS

Joan reported on the transition process. She referred to the description of the process that is in the September newsletter. She also explained the statute of repose and based upon it, why the Association was forced to file the lawsuit against the developer.

VIII. NEW BUSINESS

A. Roger made a motion to approve the below listed 2014 payments. Joan seconded the motion and the motion passed 2 – 0.

July, 2014	33 payments	\$ 35,097.58
August, 2014	35 payments	<u>\$ 70,533.02</u>
	Total:	\$105,630.60

- B. Roger made a motion to confirm the renewal of the community's insurance following Bob's explanation of the increase in cost and the comparison to another proposal the Association received. Joan seconded the motion and the motion was approved 2 – 0.
- C. Roger made a motion to appoint Roy Grimm and Sheila Johns to the Judiciary Committee. Joan seconded the motion and the motion was approved 2 – 0.
- D. Joan made a motion to conditionally approve the railing extension along the driveway at 67 Joseph Drive pending all of the conditions stated in the letter to the owner are met. Roger seconded the motion and it was approved 2 – 0.
- E. Joan made a motion to approve the property modification request for the installation of lattice work around the perimeter of the deck at 69 Samson Drive. Roger seconded the motion and it passed 2 – 0.
- F. Joan made a motion to approve the property modification request from 69 Samson Drive to install 2 trees and a shrub at their unit at their cost. The trees are species already present in the community as is the shrub. Roger seconded the motion. It was approved 2 – 0.
- G. Roger made a motion to approve the renewal of the snow removal contract with NJS Landscaping for a period of one snow season. The motion was seconded by Joan and it passed 2 – 0.
- H. Joan explained to those attending the problem with the FFHOA paying their share of the expenses for the clubhouse and surrounding common areas. All efforts will be made to settle this without legal action but it may come down to mediation if a voluntary settlement cannot be reached.
- I. Joan announced the October 23 meeting that will be devoted to an explanation of the transition process. The meeting will be led by the transition attorneys and a representative from the

Engineering firm that will be working with the attorneys and the Association.

- J. Joan briefly described the situation with the unit owner who has added a deck to his/her unit without the Association's permission and apparently without a building permit. More information will follow when it is available.
- K. Roger explained that a CD had come up for renewal and that it was renewed for 6 months at 0.6%. He made a motion to approve this reinvestment and Joan seconded the motion. The motion was approved 2 – 0.
- L. Roger made a motion to approve the replacement of the clubhouse hot water heater and the installation of a back flow prevention valve at a cost of \$1,549. Joan seconded the motion and it was approved 2 – 0.
- M. Joan made a motion to approve the installation of the commercial fire/intrusion alarm system in the clubhouse at a cost of \$5,871.50. The motion was seconded by Roger and it passed 2 – 0.
- N. Roger reported that the Clubhouse Committee has expressed concern about the landscaping in front of the clubhouse. The Board will be contacting Rutgers Landscaping seeking a proposal to improve the appearance of the area in front of the clubhouse and use shrubs that are resistant to snow melt products.
- O. There was no other new business.

IX. **HOMEOWNER COMMENTS:**

A question was raised about how the clubhouse expenses for each association were determined. Roger gave an explanation of the process and some of the issues in discussion or dispute between the COA and the HOA.

Another question was asked about the transition process. A short explanation was offered and all were invited to the October 23 meeting where the transition specialists – attorneys and engineer will be on hand to explain the process in depth and answer questions.

A third issue was brought up involving the various bare spots in the grass in the community. Roger explained what some of the problems were and that the Board was going to work with the landscaping contractor to address these concerns very, very soon.

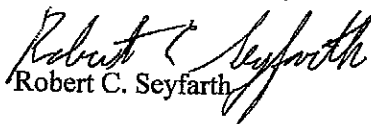
X. **NEXT MEETING DATE:**

The next meeting of the FFCOA Board of Trustees will be November 25, 2014 at 7:00 p.m. in the clubhouse. This will be the annual meeting followed by the bi-monthly business meeting.

XI. **ADJOURNMENT:**

The meeting was adjourned at 8:10 p.m.

Respectfully submitted,


Robert C. Seyfarth