

FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION
BOARD MEETING
102 Hart Boulevard – Clubhouse
July 29, 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 Joan Ruby called the meeting to order at 7:00 p.m. There was representation from 36 units.

II. READING OF MINUTES

Joan made a motion to approve the minutes of the May 26, 2015 meeting; Roger seconded the motion. Motion carried 2 – 0.

III. MANAGEMENT REPORT

Financial:

A complete set of financials as of June 30, 2015 was given to the Board members for review.

Property issues:

At present 139 units have been sold and closed. Additionally, 3 others are 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 community's buildings have been registered with DCA and we have received the DCA registration certificates. No information has been received concerning the 5 year inspection.

IV. OFFICER REPORTS

A. President:

Roger reported on the paving issue reporting what the Board had done in light of 5 of the 12 test borings failing to meet standards. More information will be provided through the monthly newsletter as he becomes aware of it. He also mentioned the cleanliness of the kitchen or the lack there of and reminded that all users are responsible for leaving it in clean condition for the next user.

Roger pointed out that the air conditioning use is becoming a concern with a \$458 electricity bill being received for last month. He suggested that the ac be set no lower than 75 degrees.

The income/expense report as of 6/30/2015 was reviewed with Roger mentioning that the monies owed the association from the HOA clubhouse expenses amount were hurting the total financial picture at this point.

B. Secretary

Joan reported that there should be a list of those decks to be power washed and stained in the spring of 2016 available at the next meeting. This will be the third phase of the three year project that she hopes will then be done in 3 year cycles beginning again in 2017. In that way all decks will be power washed and stained every three (3) years.

Joan reported that she is inspecting the front door and side door frames to determine which need to be painted. This work is anticipated to be done in early fall. She mentioned that as she walked around she saw numerous violations that will need to be corrected.

V. COMMITTEE REPORTS

Clubhouse Committee:

Evelyn mentioned that she has updated the directory and urged each owner to check the directory for accuracy. She plans to issue a completely new directory in the fall when all units are sold and occupied.

Evelyn thanked Don Hagen for painting the black mark on the wall in the clubhouse.

Evelyn mentioned that a party is being planned for September 19 to celebrate the completion of the clubhouse expansion. More information will follow.

VI. SPONSOR REPRESENTATIVE

Neither representative of the sponsor was present.

VII. OLD BUSINESS

Roger reported on the status of the transition process. He reminded those present about the Sept. 17 meeting at which time the engineers and the attorneys working on transition will report to the homeowners. This will be a very important meeting.

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.

May, 2015	31 payments	\$ 68,728.15
June, 2015	22 payments	\$ 33,106.86
	Total:	\$ 101,835.01

- B. Marie Mirra explained the need for the Association to amend the 2015 budget. She explained that there had been no increase since January 1, 2008 and funds were needed for transition related expenses. Roger made a motion to increase the monthly fees from \$230 per month to \$260 per month effective October 1, 2015. Joan seconded the motion and the motion passed 2 – 0. Copies of the amended budget will be mailed to all owners in August.
- C. Roger made a motion to approve renewing the Association's insurance coverage with Philadelphia Insurance at \$52,693.01, an increase of \$4,495.08. Joan seconded the motion and the motion passed 2 – 0. This maintains guaranteed replacement cost as opposed to extended replacement cost offered by Greater New York Insurance.
- D. Roger reported that those plants that died in front of the clubhouse will be replaced by Rutgers Nursery in early fall. There is no cost as the plants were under warranty.
- 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 moving along, according to Roger.
- F. Joan made a motion to employ Horizon Maintenance Group as the cleaning contractor for the clubhouse at a cost of \$89 per week. Roger seconded the motion and the motion was approved 2 – 0.
- G. There was no other new business.

IX. **HOMEOWNER COMMENTS:**

Jerry Matcho thanked those who helped plant flowers around the monuments and reminded those present of the coming golf outing.

Questions were asked and comments made about the fee increase with Roger explaining the reasons and again encouraging all to attend the September 17 meeting to learn a great deal more about transition.

Other comments were made about landscaping and the condition of the roads.

X. **NEXT MEETING DATE:**

The next meeting of the FFCOA Board of Trustees will be September 29, 2015 at 7:00 p.m. in the clubhouse.

XI. **ADJOURNMENT:**

The meeting was adjourned at 8:37 p.m. upon a motion by Joan, seconded by Roger.

Respectfully submitted,


Robert C. Seyfarth