

**FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION
BOARD MEETING
102 Hart Boulevard – Clubhouse
MARCH 25, 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

President Joan Ruby called the meeting to order at 7:00 p.m. There was representation from 12 units.

II. READING OF MINUTES

Evelyn Hamrah made a motion to approve the minutes of the January 28, 2014 meeting; Roger seconded the motion. Motion carried 4 – 0..

III. MANAGEMENT REPORT

Financial:

A complete set of financials as of 2/28/2014 was given to the Board members for review.

Closings:

As of today 127 units have been closed. The unit at 2 Indian Plantation Street has been sold following the death of its owners.

Property issues

Nothing to report.

IV. OFFICER REPORTS

A. President:

Joan reported on snow removal costs exceeding the budget allocation and the difficulty snow removal has presented to the community. She also discussed transition and the components involved – attorney, engineer and auditor. The Board is moving ahead with beginning the transition process which could take as long as 2 years.

B. Vice President

Evelyn reported that a new television has been purchased and installed in the addition to the clubhouse for use by those enjoying bingo. The luncheon to recognize volunteers is scheduled for April 6.

C. Secretary/Treasurer:

Roger commented on the amount that has been spent on snow removal but pointed out that at present all other accounts are under expended.

V. COMMITTEE REPORTS

There were no committee reports.

VI. SPONSOR REPRESENTATIVE

Moshe reported that three (3) closings are scheduled in the next couple months. Two (2) buildings are still under construction and there are twelve (12) units remaining to be sold.

VII. OLD BUSINESS

A. Snow removal operations

Joan discussed the over-expenditures that resulted from the unusually heavy snowfall this winter and the need to recoup some of the over expenditures so as not to impact other areas of the budget. Following her discussion of what has occurred, she made a motion to approve a special assessment of two hundred dollars (\$200.00) payable over 5 months, May to September. Maureen seconded the motion and there was considerable discussion. Following the discussion the Board voted 4 – 0 to approve the special assessment. Bob will work with Access' accounting department to implement the assessment.

VIII. NEW BUSINESS

A Roger made a motion to approve the below listed 2014 payments. Evelyn seconded the motion and the motion passed 4 – 0.

January	28 payments	\$ 52,318.57
February	24 payments	\$ 86,571.38
		Total:\$ 133,889.95

A unit owner pointed out that the total was incorrect and should be \$ 138,889.95.

Roger made a motion to approve the corrected total and Maureen seconded the motion. The motion passed 4 – 0.

B. Roger made a motion to accept the 2013 audit prepared by Mirra Associates. Evelyn seconded the motion and the motion passed 4 – 0.

C. Maureen made a motion to approve the audit proposal submitted by Mirra Associates for 2014 and 2015 at an estimated cost of \$3,400.00 per year. Evelyn seconded the motion and the motion passed 4 – 0.

D. Roger reported on the certificates of deposit purchased in February and March and that the interest rates are slightly better than previously. A copy of that report will be attached to these minutes. Roger made a motion to approve these re-investments and Maureen seconded the motion. The motion was approved 4 – 0.

E. A motion was made by Roger to approve a one year contract extension with NJS Landscaping. Roger's motion was seconded by Maureen and the motion passed 4 – 0.

F. The Board is concerned that the present fire alarm/intrusion alarm system is not a system designed for a commercial building but one that would be found in a single family residential home. Proposals have been solicited from three alarm companies and reviewed by the Board. Roger moved to accept the proposal from Superior Security. Evelyn seconded the motion and the motion was approved 4 – 0.

G. The Board requested proposals from four (4) irrigation system contractors for the operation and maintenance of the community's irrigation system. Following review and discussion of these proposals, the Board decided to accept the contract from High Tech Landscapes, Inc. Evelyn made a motion to approve the three (3) year proposal and Maureen seconded the motion. The motion was approved 4 – 0.

H. There was no additional new business.

IX. HOMEOWNER COMMENTS:

Comments were made concerning the continued use of Princeton Hydro to manage the pond which they will continue to do. Jerry mentioned the upcoming book sale and the food pantry, soliciting interest and contributions where possible. Comments were raised concerning the cost of the clubhouse addition and the furnishing of the addition.

X. NEXT MEETING DATE:

The next meeting of the FCOA Board of Trustees will be May 27, 2014 at 7:00 p.m. in the clubhouse.

XI. ADJOURNMENT:

Upon a motion by Roger, seconded by Maureen, the meeting was adjourned at 8:20 p.m.

Respectfully submitted,

Robert C. Seyfarth