

**FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION**  
**BOARD MEETING**  
**102 Hart Boulevard – Clubhouse**  
**MAY 27, 2014**

**BOARD MEMBERS PRESENT:**

Joan Ruby, President  
Roger Ahrens, Secretary/Treasurer  
Maureen Saur, Trustee

**BOARD MEMBERS ABSENT:**

Maeira Halpern  
A vacancy exists on the Board due to the resignation of Evelyn Hamrah.

**ACCESS PROPERTY MANAGEMENT:**

Bob Seyfarth – Property Manager

**RARITAN VALLEY DEVELOPERS:**

Leonard Goldshein, Project Manager

**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 Ahrens made a motion to approve the minutes of the March 25, 2014 meeting; Maureen Saur seconded the motion. Motion carried 3 – 0.

**III. MANAGEMENT REPORT**

Financial:

A complete set of financials as of 4/30/2014 was given to the Board members for review. Additionally, the 2013 audit of the community has been posted on the web site.

Property issues:

The new irrigation system contractor is set to begin his work shortly. We are concerned about damage that may have been done over the winter and will be looking forward to his report.

The township has approved the plans for the fire/intrusion alarm system, and issued a permit. Work will begin as soon as possible

**IV. OFFICER REPORTS**

A. President:

Joan reported on the inspection of the decks and the plan to power wash and stain a number of decks beginning on or about September 15. She also discussed the planned re-seeding of a number of bare spots in the lawns. A brief overview of the transition process was given with Joan stressing the importance of the attorney as the “quarterback” and the engineer and auditor as key players in the process.

B. Trustee

Maureen mentioned the presence of the audit on the web site and also requested that any resident who has ideas as to material to be put on the web site contact her at their convenience.

C. Secretary/Treasurer:

Roger reported on the balance sheet and the income/expense statement to give the members present a better understanding of those financial documents and commented on the favorable financial position of the association at this time.

V. **COMMITTEE REPORTS**

There were no committee reports.

VI. **SPONSOR REPRESENTATIVE**

Leonard reported that three (3) closings are scheduled in the next couple months. One is expected in May while two are scheduled for June. He reported that there is no set schedule yet for the final paving of the roadways as there is still heavy vehicles coming in and out of the community as the last buildings come closer to completion.

VII. **OLD BUSINESS**

A. None

VIII. **NEW BUSINESS**

A. Maureen made a motion to approve the below listed 2014 payments. Roger seconded the motion and the motion passed 3 – 0.

|       |             |                     |
|-------|-------------|---------------------|
| March | 24 payments | \$ 25,819.58        |
| April | 30 payments | <u>\$ 31,950.92</u> |
|       | Total:      | \$ 57,770.50        |

B. Maureen made a motion to approve the employment of the law firm of Becker & Poliakoff at an initial retainer of \$ 4,800. Roger seconded the motion and after a brief discussion, the motion passed 3 – 0.

C. Roger made a motion to approve Becht Engineering as the engineering firm to do the transition related work at an initial cost of \$8,400; additional costs may occur if more extensive work is required.

D. Roger reported on the re-investment of certificates of deposit purchased in April and the interest rates that we were able to obtain. Rates are slowly increasing. The plan is to ladder the CDs so that the Association can advantage of increasing interest rates.

E. Maureen made a motion to approve the proposal submitted by Spanner Tree & Shrub Care to spray for Japanese beetles at a cost of between \$ 500 and \$ 700 based upon amount of spraying that needs to be done. Roger seconded the motion and the motion passed 3 – 0.

F. There was no additional new business.

IX. **HOMEOWNER COMMENTS:**

Questions were asked concerning the transition process and the Board members responded. The concern about the Statute of Repose was raised and the Board felt that the Association would be able to address this concern in a timely manner. A unit owner expressed concern about the lack of grass at the rear of 8 Indian Plantation Street and the landscaper will be asked to take a look at this to see what can be done. The owner of 76 Samson Drive expressed concern about drainage behind his unit and his will be looked into. The detention pond aerator does not seem to be working properly. Bob will have the electrician or Princeton Hydro look into this. Jerry Matcho commented on the work done by the volunteers in planting flowers by the monuments. The area looks very, very nice and Jerry thanked the volunteers for their efforts.

X. **NEXT MEETING DATE:**

The next meeting of the FCOA Board of Trustees will be July 22, 2014 at 7:00 p.m. in the clubhouse.

**XI. ADJOURNMENT:**

Upon a motion by Roger, seconded by Maureen, the meeting was adjourned at 8:10 p.m.

Respectfully submitted,

  
Robert C. Seyfarth