

**FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION
BOARD MEETING
102 Hart Boulevard – Clubhouse
March 24, 2015**

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 26 units.

II. READING OF MINUTES

Roger made a motion to approve the minutes of the November 25, 2014 meeting; Joan seconded seconded the motion. Motion carried 2 – 0.

III. MANAGEMENT REPORT

Financial:

A complete set of financials as of 10/31/2014 was given to the Board members for review.

Property issues:

At present 138 units have been sold and closed. Additionally, 3 others are under contract and are set to close in the near future. One unit remains unsold.

IV. OFFICER REPORTS

A. President:

Joan reported on the cost of snow removal thus far in 2015. It has already exceeded the budgeted amount for all of 2015 and a special assessment is anticipated.

Joan reminded the members present to refrain from directly accessing the snow contractor. This only delays an already difficult job. The requests being made are usually to remove or not pile snow at the end of the long driveways or alleyways. FFCOA is an extremely difficult community to plow and the ends of the long driveways or alleyways are one of the few places in which to pile plowed snow. Joan reminded residents that the rules require owners to use their garages and driveways.

The preliminary deficiency report regarding transition has been received. Joan suggested the need for a focus group to review the report and decide how to proceed. Anyone interested in serving on the group should get their name to Bob. More information will follow.

Joan reminded those present that the monthly maintenance fee has remained at \$230 for 7 years and with the cost of transition the association is facing, increase in monthly fees may be necessary.

B. Secretary/treasurer

Roger reviewed the income/expense report as of February 28, 2015 commenting on those

accounts that were under budget as well as those that were over budget. He reported that the Finance Committee had planned the 2015 budget using income from 136 units as opposed to 137 because one of the 137 units is in foreclosure and no income is expected from that unit in 2015.

Roger also mentioned the problem with the FFHOA paying their share of the expenses for the clubhouse and related areas. While the Board wishes to avoid formal legal action, it is becoming more and more apparent that may be the only alternative. A deadline has been given to the FFHOA for submission of monies owed. Failure to submit will in all probability result in a lawsuit.

Roger also reported two CDs have been reinvested, one in February for \$31,000 for 12 mo. At .55% and one in March for \$36,000 for 6 mo. at .35%.

V. COMMITTEE REPORTS

There were no committee reports.

VI. SPONSOR REPRESENTATIVE

Neither representative of the sponsor was present.

VII. OLD BUSINESS

Joan reported on the status of the transition process earlier in the meeting. There was no other old business.

VIII. NEW BUSINESS

A Roger made a motion to approve the below listed 2014 and 2015 payments. Joan seconded the motion and the motion passed 2 – 0.

November, 2014	22 payments	\$ 41,311.99
December, 2014	32 payments	\$ 48,431.08
	Total:	\$ 89,743.07
January, 2015	26 payments	\$ 36,688.39
February, 2015	17 payments	\$ 47,938.67
		\$ 84,627.06

B. Roger made a motion to amend the 2015 budget as indicted in the copy given to those present. Joan seconded the motion and the motion passed 2 – 0.

C. Roger added to what was said previous by both he and Joan on the problems with the FFHOA and their paying their share of the clubhouse and related area expenses.

D. The 2014 audit has been received and all appears to be in order. There are 2 small interfund balances. Roger made a motion to remove the interfund balances by moving funds to the proper accounts. Joan seconded the motion and the motion passed 2 – 0. Access accounting department will see that these funds are moved as per the auditor's recommendations.

Roger made a motion to approve the 2014 audit while Joan seconded the motion. Motion passed 2 – 0 and Joan will sign the rep letter indicating all information requested by the auditor was furnished in a timely manner.

E. Joan made a motion to approve the renewal of the pond maintenance contract with Princeton Hydro at no increase in cost over the previous 2 years at a cost of \$2,100 per year. Roger seconded the motion and the motion passed 2 – 0.

- F. Joan made a motion to approve the replacement of 12 light bulbs in the clubhouse with LED bulbs. Work to be done by Jones Electric at a cost of \$765.00 plus tax. Roger seconded the motion and the motion passed 2 – 0. Bulbs to be replaced are the 2 in the cupola and the 10 in the highest two rows of bulbs that cannot be done without using a contractor.
- G. Joan made a motion to approve the second phase of the deck power washing and staining to be done by Fox Chase Maintenance at a cost of \$22,800 plus tax. Roger seconded the motion and the motion passed 2 – 0.
- H. Bob gave short description of the 5 year condo inspection that is done by the Department of Community Affairs (DCA) and which is anticipated to be done within a year or so.
- I. Joan made a motion to renew the landscaping contract with NJS Landscaping for a two year period at basically no increase in cost but the contract is based upon full occupancy as opposed to less than full occupancy in the 2014 contract. Roger seconded the motion and the motion passed 2 – 0. The contract cost will be \$ 53,901.00 plus tax.
- J. Mulching has been budgeted for in the 2015 budget. Joan made a motion to have NJS Landscaping do the mulching with brown mulch as it is less expensive than black mulch. Contract cost to be \$ 15,643.40 plus tax.
- K. Spanner Tree and Shrub Care submitted a proposal to treat Linden trees for Japanese beetle infestation and to treat the Zelkovas and a Serviceberry on Indian Plantation Street for bark beetle problems. Cost to be \$ 1,490.00 plus tax. Joan made a motion to approve the proposal; Roger seconded the motion and the motion was approved 2 – 0.
- L. Joan made a motion to approve a special assessment for snow removal unanticipated expenses. The special assessment is for \$150 payable in 5 payments, May through September or in a single payment if the homeowner wishes. Roger seconded the motion and the motion passed. 2 – 0.
- M. There was no further new business.

IX. **HOMEOWNER COMMENTS:**

Comments were made by owners regarding snow removal, particularly at the end of the long driveways or alleyways. It interferes with parking but there is no other place to put it. Carting it elsewhere is prohibitively expensive. Comments were made about the timing of snow removal.

A question was raised about repairs during the transition process. Bob explained the procedure that must be followed legally and this will be discussed further with the transition attorneys for the Association.

Driveway crack filling and seal coating was raised and this is under discussion in the transition work that is being done.

The presence of bag works was mentioned and the landscaper will look into this.

The issue of re-seeding bare lawn areas was raised and we need to wait till spring to see the amount of re-seeding to be done and the anticipated cost.

Another owner asked if we could ban the FFHOA from using the clubhouse as they are not paying their share of the costs. This is a legal issue that has been raised with the FFCOA's attorney. This is somewhat complicated as the individual owners are paying their share of the

costs through their monthly fees. It is the FFHOA Board that is not paying the FFCOA Board.

A question was raised about whose responsibility are the mailboxes in the community. This will be looked into.

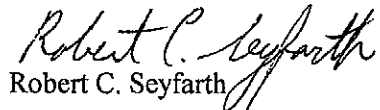
X. NEXT MEETING DATE:

The next meeting of the FCOA Board of Trustees will be May 26, 2015 at 7:00 p.m. in the clubhouse.

XI. ADJOURNMENT:

The meeting was adjourned at 8:41 p.m. upon a motion by Roger, seconded by Joan.

Respectfully submitted,


Robert C. Seyfarth