

FLEMINGTON FIELDS CONDOMINIUM ASSOCIATION
BOARD OF TRUSTEES
102 Hart Boulevard - Clubhouse
NOVEMBER 24, 2015 – 7:00pm
OPEN SESSION MINUTES

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

BOARD MEMBERS ABSENT: Maeira Halpern, Raritan Valley Developers
Two vacancies exist on the board due to the resignations of
Evelyn Hamrah and Maureen Saur

ACCESS PROPERTY MANAGEMENT: Dawn Carone

- I. **CALL TO ORDER/ANNOUNCEMENTS** The meeting was called to order by President, Roger Ahrens at 7:00pm. Homeowners were present per the attached sign-in sheets.
- II. **READING OF MINUTES** The Board reviewed the minutes of the September 22, 2015 meeting. **Motion by Joan to approve the minutes as written;** seconded by Roger. Motion Carried 2-0.
- III. **MANAGEMENT REPORT** There are 141 units which have been sold and closed. The last unit is currently under contract and is scheduled to close by year's end. Once this unit closes, the community will be completely sold and the developer will no longer have representation on the Board.
- IV. **OFFICER REPORTS**
 - A. President/Treasurer: Roger reported that 4 CD's were purchased as noted on the balance sheet. The CD's were laddered for continual roll-over and for short terms to capture the best interest rates available. Roger reviewed the income/expense report and noted that the income is less than budgeted due to the HOA's failure to remit their contribution for the clubhouse maintenance. Office & Professional expenses were over budget due to the litigation. Grounds maintenance was over budget due to snow removal expenses. Irrigation was over budget due to water costs, and recently there were 2 large water bills received after the system was closed. A leak is suspected in the proximity of the end of Samson Drive which will be investigated. Other expenses are on track, and many are slightly under budget. Transition expenses are \$61,000 over budget and the Association is currently operating at a \$76,000 loss.
 - B. Secretary: Joan noted that there would be more discussion about the transition status later. She has the final list of the deck stain/repair schedule for owner review. These are separate from the transition-related items. Those decks noted as being classified as "A" will be completed in Spring 2016.
- V. **COMMITTEE REPORTS** Evelyn announced that the community holiday party will be on December 12. Decorating of the clubhouse will be done on December 4 at 10:30am. The bunko party will be on December 10.
- VI. **OLD BUSINESS** Roger reported that a 3rd community meeting, following those in September and October, was not well requested by the community members, so the Board decided to wait to see what additional information is found after the next set of

testing before scheduling another community meeting. The draft engineers report is expected in early December for presentation to the Developer in advance of the court-ordered Mediation.

VII. NEW BUSINESS

A. **Roger made a motion to approve the 2015 payments listed below; Joan** seconded the motion and it passed 2-0.

| | | |
|-----------------|-------------|---------------------|
| September, 2015 | 31 payments | \$ 51,883.66 |
| October, 2015 | 32 payments | \$ <u>57,256.48</u> |
| | Total: | \$112,140.14 |

B. **Joan made a motion to renew the agreement for general legal services with Scholl, Shittlesey & Gruenberg, LLC; seconded by Roger.** Motion passed 2-0.

C. **Roger made a motion to accept the addendum to the Management agreement with Access Property Management relative to transition/turnover expenses whereby Access will bill at a rate of \$120/hour not to exceed \$1,000/month; seconded by Joan.** Motion passed 2-0.

D. The proposed Resolution regarding limiting owner contact with vendors was read for the second time, with Joan providing an explanation of the need for the Resolution and explaining the \$50 fine per occurrence. **Joan made a motion to adopt the Resolution as presented; seconded by Roger.** Motion passed 2-0.

E. Roger provided a current status of the lawsuit against the HOA. Bob Seyfarth had forwarded an e-mail indicating that the 2 attorneys were contacted by the mediator, who mandated questions to be answered before the mediation scheduled for December.

F. Roger provided the owners present with the results of the transition input options, with the overwhelming majority being in favor of option #2, and noted that the Board will not make a decision on the direction to be taken until after Becht's mediation report is reviewed.

G. Roger reviewed the 2016 budget with the owners present. He advised that the current board had not increased fees pending a decision from the new Board on the direction to be taken with the developer litigation. **Motion by Roger to approve the 2016 budget with fees being set at \$260.00/month; seconded by Joan.** Motion passed 2-0.

VIII. HOMEOWNER COMMENTS

A homeowner asked if the HOW warranty would cover any of the items in the deficiency report, and if the township bonds were still able to be held. Roger replied that any warranty items would have to be discussed directly with the builder, and there are little bond funds remaining as they have been released over time.

A homeowner asked for the Association to provide copies of the Certificates of Occupancy and was referred to the township as the Association does not issue or supply them.

- IX. **NEXT MEETING DATE** The next meeting of the FFCOA Board will be January 26, 2016 at 7:00pm in the clubhouse.
- X. **RECOGNITION** Joan announced that Roger will be leaving the FFCOA Board after serving for approximately 3.5 years. Roger's contributions to the Association include interviewing and hiring the transition attorneys, engineers and auditors. He attended and scheduled inspections and worked behind the scenes with the attorneys and engineers for many hours in the early stages of the transition process. Roger has prepared the budget for the past several years, and having no idea that the HOA would decide to cease their contributions to the COA, was instrumental in pursuing collection. Thanks to Roger for all of his efforts; he will be missed.
- XI. **ADJOURNMENT** Having no further business to discuss, **motion by Joan to adjourn the open meeting at 8:17pm; seconded by Roger.**

Respectfully submitted,

DRAFT

Dawn M. Carone, CMCA, AMS