

**CANTERBURY MEWS CONDOMINIUM ASSOCIATION
815 DARRETT COURT, SEWELL, NJ**

January 12, 2015

CALL TO ORDER – The meeting was called to order at 6:00 p.m. by Randal Slemmer, Secretary.

BOARD MEMBERS PRESENT:

Michael McKeage, President
Michael Spanos, Vice President
Randy Slemmer, Secretary
Lou Nocella, Treasurer
Nicole Pensiero, Member at Large

GALMAN REPRESENTATIVES: Stephanie Ortiz, Condominium Manager

GUEST SPEAKER: Shawn, LMS

APPROVAL OF MINUTES: The minutes of the Board Meeting of December 8, 2014 was approved.

Introduction of Members

OPEN SESSION BEGAN AT 7:00 PM.

Guest Speaker/Snow Protocol Discussion: The Board discussed and determined new snow protocol with Shawn from LMS. Industry standard and the contract states not to remove snow until 2 inch are accumulated. It was agreed upon in a vote 5:0 to follow the contract with an understanding that snow will not be removed until 2 inch accumulation. Salting of the roads will be completed at the discretion of the Board and Management. Snow will not be removed from parking spaces until there is an accumulation of 6 inches. Management will prepare a snow protocol to be distributed to residents.

Water Infiltration – The Board voted to have an engineer review the property and units where water infiltration has been reported by an engineer to determine whether the Association has been negligent with the maintenance of the building and foundation. Unanimous vote. 5:0.

148-150 Covered Bridge Roof– The Board voted to replace the roof at 148-150 Covered Bridge to be completed by Breen Roofing. Unanimous vote. 5:0.

Joe Pyle Raise – A 4% raise was proposed with a six (6) month review. The Board will create an Action Item List monthly for Joe to prioritize and complete starting in February. Unanimous vote. 5:0.

Responsibility Chart- The Board requested a more detailed version to be revised by McGovern Law prior to approval.

RANDY SLEMMER LEFT AT 8:00 PM for PRIOR ENGAGEMENT.

Clubhouse Rental Fee-Board approved raising rate for rentals going forward to \$300.00. 4:0.

Canterbury Mews Facebook Page- The Board approved a Facebook page to communicate quick notifications to the community. 4:0.

Dryer Vent Resolution–Tabled until next meeting.

Increase on hand spending- After reviewing Joe’s self-evaluation, the Board determined the Home Depot Credit Limit should be increase. Petty Cash should be increased to \$500 either in cash or on a loadable debit card. 4:0.

1041 Hillsboro Fence- Approved to install picket fence along back end of fence. 4:0

905 Fitch Windows- Approved with gridlines, only. 4:0

117 Covered Bridge Fence- Approved pending determination of how far out the fence may go for uniformity. 4:0.

CONFIRMATION OF NEXT MEETING – The next meeting of the Canterbury Mews Condominium Association Board will be on Monday, February 9, 2015 at 6 p.m. The Open Meeting is scheduled to begin at 7:00 PM.

ADJOURNMENT – There being no further business before the Board, the meeting was adjourned at 9:00 PM.

RESPECTFULLY SUBMITTED: Stephanie Ortiz,
Property Manager, The Galman Group