

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
815 DARRETT COURT, SEWELL, NJ
October 12, 2015

CALL TO ORDER – The meeting was called to order at 6:15 p.m. by Nicole Pensiero.

BOARD MEMBERS PRESENT:

Michael Spanos, Vice President
Lisa Draper, Secretary
Nicole Pensiero, Member at Large

MEMBERS ABSENT: Michael McKeage, President

GALMAN REPRESENTATIVES:

Stephanie Ortiz, CMCA, AMS Condominium Manager
Jason Bailey, CPA, Vice President of Finance
Christopher Gauss, Staff Accountant

OPEN SESSION BEGAN AT 7:00 PM.

APPROVAL OF MINUTES: The minutes of the Board Meeting of September 14, 2015 were approved.

Paint of Hartland Court: Remaining buildings 601-608, 615-618, and 619-622 Hartland Court were approved for painting by J-Marks. 3:0

Management Rental Agreement: The Board approved to pay a 6% management fee on rental income from rent receivership of delinquent units. 3:0

2016 Budget: The Board approved a 10% increase to the budget. Projects to be completed in 2016 to include, \$80,000.00 in roof replacement, painting of buildings, numbering of parking stalls, painting of street lights, repair of basin drain, new pool furniture, increase snow removal, and increase reserve allocation. Vinyl Deck installation will be discussed for 2017. 3:0

Ground Troops: The Board approved changing landscape and snow removal contractors from LMS to Ground Troops for 2015-2017. 3:0

1009 Drain Request: The Board approved to bring the downspouts above ground at 1008, 1009, 1010 Hillsboro. 3:0.

Responsibility Chart: Approved. 2:1.

Snow Protocol: The Board approved for Management to be the lead contact with Ground Troops for snow removal. 3:0.

Meeting was adjourned at 8:25

The next meeting is scheduled for October 12, 2015.