

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
815 DARRETT COURT, SEWELL, NJ
NOVEMBER 10, 2014

CALL TO ORDER – The meeting was called to order at 6:06 p.m. by Randal Slemmer, Secretary.

BOARD MEMBERS PRESENT: Michael Spanos, Vice President
Randy Slemmer, Secretary
Lou Nocella, Treasurer

NOT PRESENT: Mike McKeage, President

GALMAN REPRESENTATIVES: Claudia Frazier, Condominium Manager, Stephanie Ortiz, Condominium Manager, Barbara Saxton, Regional Condominium Manager and Jason Bailey, Vice President of Operations.

APPROVAL OF MINUTES: The minutes of the Board Meeting of October 13, 2014 was approved.

NEW MANAGER INTRODUCTION – Stephanie Ortiz was introduced as the new condominium manager. Claudia Frazier will work alongside Stephanie through the month of December.

ROOFING – The Board approved the proposal submitted by Breen Roofing for new roofs at 615-618 Hartland Court for \$10,800.00. The Board approved the siding at 752 Slate to be completed by Breen Roofing if Ron Pataky Jr did not provide estimate.

ALWAYS SAFE SIDEWALK – The Board approved the proposal submitted to repair the uneven area of sidewalk near the front entrance and to repair the concrete at the front of 908 Sterling Court for \$2,050.00.

COLLAPSED GRATE – The proposal submitted by Joseph DiPalantino & Sons, Inc. was reviewed. Management was asked to seek other bids and to wait for the easement work to be completed.

FINANCIALS – The Board approved a 5% increase in Association dues effective January 1, 2015.

SNOW CONTRACT – The Board approved the snow contract for November 20, 2014 through April 1, 2015. LMS is the snow removal contractor.

NEW BUSINESS – Management suggested getting a proposal from McGovern's office for a "Responsibility Chart". The Board approved to get a proposal for this.

Open Session: 109 and 110 requested the Board review interior leak damage to their shed units. The Board and Management will review the damage as well as the Association documents.

CONFIRMATION OF NEXT MEETING – The next meeting of the Canterbury Mews Condominium Association Board will be on Monday, December 8, 2014 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 7:30 pm. The Annual meeting was called to order at 7:35 pm.

RESPECTFULLY SUBMITTED: Claudia Frazier
Property Manager, The Galman Group