

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

December 8, 2014

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
Barbara Saxton, Regional Condominium Manager

APPROVAL OF MINUTES: The minutes of the Board Meeting of November 10, 2014 was approved.

Introduction of Members

Appointed Board Positions: Michael McKeage, President; Michael Spanos, Vice President; Randy Slemmer, Secretary; Lou Nocella, Treasurer; Nicole Pensiero, Member at Large

Guest Speaker Presentation – Affordable Waterproofing provided the Board with a brief presentation as to what is causing water infiltration of the units, and proper techniques to water proof both the interior and exterior of the buildings. Contractor stated that the water table in the area is rising at a rapid rate and this could potentially exacerbate the water infiltration issues.

434 Peppermill Parking – The Board voted to keep the handicapped space as an appointed handicapped space, and have 434 Peppermill remain in their original parking space. Unanimous vote. 5:0.

109/110 Covered Bridge Shed Damage – The Board voted not to repair the inside of the sheds based on language in the Association documents. 4:1.

1023 Reimbursement – Following the presentation from Affordable Water Proofing, the Board is awaiting an answer from legal regarding the impending rise of the water table.

Joe Pyle Raise- Tabled until next meeting. A Christmas bonus was approved for \$75.

Items to be addressed in Newsletter- Handicapped parking, noise transference in 2nd floor units, cleaning up after dogs.

Responsibility Chart-Board approved Responsibility Chart to be prepared for Fran McGovern's office for a one-time \$1500. 5:0.

Tree Pruning- The Board approved LMS to complete tree pruning away from the building for \$1200 and approved LMS to complete the Hillsboro Bend removals and enhancements for \$15,000. 5:0.

NEW BUSINESS –Nicole Pensiero requested information regarding a Dryer Vent Resolution. Mike Spanos requested a stop sign be installed at the Sterling and Pratt intersection.

CONFIRMATION OF NEXT MEETING – The next meeting of the Canterbury Mews Condominium Association Board will be on Monday, January 12, 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 8:26 PM.

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