

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

**April 13, 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

**BOARD MEMBERS ABSENT:**

Nicole Pensiero, Member at Large  
Lou Nocella, Treasure

**GALMAN REPRESENTATIVES:**

Stephanie Ortiz, Condominium Manager

**APPROVAL OF MINUTES:** The minutes of the Board Meeting of March 9, 2015 were approved.

**OPEN SESSION BEGAN AT 7:00 PM.**

**Responsibility Chart:** The Responsibility Chart was approved with changes made by the Board. Once a final copy is received from McGovern Law it will be distributed to residents and posted on the Association's website. 3:0.

**Power washing and Painting** – J Marks Painting and Power washing was approved to complete the power washing of Covered Bridge Court, Whittier Court, and Swiftwater Court and the painting of Fitch Court, 609-614 Hartland Court, and the remained of Woodstock Court. A contract will be drafted after discussion with the contractor. 3:0.

**Harassment Letter**– A letter was approved to be sent to a unit owner for continual harassment of the Management Office setting a protocol for communication. The unit owner may only communicate with the Association via the mailbox outside the clubhouse barring an emergency situation. They will receive answers to their correspondence one week after the monthly Board meeting. 3:0.

**1027 Hillsboro Tree Request:** The Board agreed with LMS and Management that the tree at 1026 Hillsboro did not need to be cut back or cut down. 3:0.

**Mulch** – The Board approved not mulching this year and using the mulch budget to remove all mulch beds and dirt in the fall. 3:0.

**Pool Chairs-** The Board approved for the purchase of 8 pool chairs. Management will price shop. 3:0.

**Maintenance Request:** The Board requested Joe Pyle determine the cost to rebuild trash surrounds, remove the building signs, and see if he can paint the street lights.

**CONFIRMATION OF NEXT MEETING** – The next meeting of the Canterbury Mews Condominium Association Board will be on Monday, May 11, 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 7:47 PM.

**RESPECTFULLY SUBMITTED:**

Stephanie Ortiz,AMS, CMCA  
Property Manager, The Galman Group