

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

May 11, 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
Nicole Pensiero, Member at Large
Lou Nocella, Treasure

GALMAN REPRESENTATIVES: Stephanie Ortiz, Condominium Manager

APPROVAL OF MINUTES: The minutes of the Board Meeting of May 11, 2015 were approved.

OPEN SESSION BEGAN AT 7:00 PM.

Gutter Size Increase- 433 Peppermill Approved based on Breen Roofing suggestion. 5:0 729 Rutland Court's request was denied unless a leak persists. 5:0.

324 Whittier Court– Mike Spanos will visit the unit to assess the smoke infiltration if the issue persists.

Open Forum– During the open session residents discussed landscaping complaints, small leaks in roofs, the sprinklers not being on, the Peppermill Ct. dumpster falling apart, dumpster surrounds needing repairs, discussion of potential due increases to fund the Reserve Study, the back area of Peppermill Court being disregarded by the landscaping, two residents (of the same household) were asked to leave the meeting following an outburst that occurred when the topic of the handling of money within the Association was brought up, disrupting the meeting.

Pool Furniture: The Board approved 4 pool chairs to be purchased of white resin. 5:0.

752 Slate – Gentili painting will be contacted to follow up when 752 Slate will be painted.

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

Painting and Power-washing Contract- The Board approved the J-Marks Painting and Power washing Contract. 5:0.

Stop Sign Bars- The Board requested Joe Pyle paint stop sign bars at the three way stop.

Louis Nocella resigned from the Board; Joseph Buono was appointed to the Board to fill Louis Nocella's term (11/2015).

CONFIRMATION OF NEXT MEETING – The next meeting of the Canterbury Mews Condominium Association Board will be on Monday, June 8, 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 8:47 PM.

RESPECTFULLY SUBMITTED: Stephanie Ortiz, AMS, CMCA
Property Manager, the Galman Group