

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
815 DARRETT COURT, SEWELL, NJ
JULY 14, 2014

CALL TO ORDER – The meeting was called to order at 6:06 p.m. by Paul Talla, Vice President.

BOARD MEMBERS PRESENT: Mike McKeage, President
Paul Talla, Vice President
Randy Slemmer, Secretary
Lou Nocella, Treasurer

NOT PRESENT: Luann Spanos, At Large

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

APPROVAL OF MINUTES: The minutes of the Board Meeting of June 9, 2014 was approved.

ROOF REPLACEMENTS: The Board approved roof replacements for 601-608 Hartland Court, 731-738 Rutland Court and 1025-1028 Hillsboro Court. All roofs are being replaced by Breen Roofing.

PAINTING/POWERWASHING: The Board approved Gentili's painting proposal for buildings 745-752 Slate Court, 907-914 Sterling and 915-920 Woodstock. However, the Board needed clarification on the quote as Lou Nocella pointed out that two of the buildings were 8 unit buildings and they were quoted under a 6 unit building. Also, was the quote per unit or per building?

The Board asked that Management solicit bids and identify buildings that are in need of power washing.

CAPITAL RESERVE STUDY: The Reserve study was approved and final draft will be sent. The Board asked that this be communicated to all homeowners.

ALTERATIONS/CHANGES: The Board approved the change and alteration applications for Ronald May at 507 Swiftwater Court (to replace four dead azalea bushes) and Debra Ravello at 308 Whittier Court (replacing two existing skylights and one window in the half bath).

ENTRANCE POST LIGHTS: The Board approved the new LED Post lights for the entrance sign.

BOARD VACANCY: Luann Spanos tendered her resignation immediately before the Board meeting. Cynthia Campisi volunteered and was appointed by the Board to fill the remainder of Luann Spanos' term (Exp. 11/2015).

There were no further discussions with the Board. The meeting was tabled at 7:00 pm to accommodate several homeowners with more questions.

CONFIRMATION OF NEXT MEETING – The next meeting of the Canterbury Mews Condominium Association Board will be on Monday, August 11, 2014 at 6 p.m. A special membership meeting will be held at 7 p.m.

ADJOURNMENT – There being no further business before the Board, the meeting was adjourned at 8:30 pm.

RESPECTFULLY SUBMITTED: Claudia Frazier
Property Manager, The Galman Group