

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

August 13, 2015

CALL TO ORDER – The meeting was called to order at 6:00 p.m. by Nicole Pensiero.

BOARD MEMBERS PRESENT:

Michael McKeage, President
Michael Spanos, Vice President
Lisa Draper, Secretary
Nicole Pensiero, Member at Large

GALMAN REPRESENTATIVES: Stephanie Ortiz, Condominium Manager

OPEN SESSION BEGAN AT 7:22 PM.

APPROVAL OF MINUTES: The minutes of the Board Meeting of June 8, 2015 were approved. It was noted there was no July Meeting.

The Board acknowledged and accepted Randy Slemmer's resignation email. 3:0

The Board approved Lisa Draper to fill the open seat on the Board of Trustees through November 2017. 3:0

745 Slate Deck: Unit owner appealed denied Architectural Request. The Board will follow up with the Association's attorney.

ADR Resolution: The Board approved McGovern Law to draft an ADR Resolution for \$450.00. 4:0

Title 39: The Board approved to submit a letter to the local police department for Title 39 Enforcement to reduce speeding throughout the community. 4:0

Miscellaneous Work: The Board approved Lemus Construction to complete miscellaneous work for \$4,730.00. 4:0

Road Dedication: The Board approved for Management to pursue the dedication of Haines Mill Road. 4:0

Parking Lot Numbering and Light Pole Painting: The Board requested Management get bids for both items. 4:0

Community Yard Sale: A Community Yard Sale was requested by 933 Woodstock Court. The Board approved it, Lisa Draper will help organize it for October 10 with a rain date of October 17, 2015. There will be a \$10/unit charge to all participating units. 4:0

153-154 Roofs: The Board approved the replacement of both roofs for \$5,500 by Breen Roofing. 4:0

412 Peppermill Tree Removal: The trees directly under 412 Peppermill's deck were approved for removal in 2016. Management will contact 412 and 411. 4:0

910 Sterling Fence was approved. 4:0

904 Fitch Fence was approved. 4:0

904 Fitch Patio was approved. 4:0

1029 Hillsboro Patio, Windows, Sliding Screen Door, Storm Door, and Fence Request were approved. 4:0

204 Pratt Windows were approved. 4:0

Meeting was adjourned at 9:55 PM.