

CANTERBURY MEWS CONDOMINIUM ASSOCIATION
815 DARRETT COURT, SEWELL, NJ
April 11, 2016

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

BOARD MEMBERS PRESENT:

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

GALMAN REPRESENTATIVES: Stephanie Ortiz, CMCA, AMS Condominium Manager

OPEN SESSION BEGAN AT 7:00 PM.

APPROVAL OF MINUTES: The minutes of the Board Meeting of March 14, 2016 were approved.

Pool Contract: Bennington Pool Contract Approved 4:0.

Painting Contract: J-Marks Painting was approved to paint Hillsboro Court, Darrett Court, and 620 Hartland Court; also approved to Powerwash Peppermill Ct and Pratt Court. 4:0.

Dumpster Surrounds tabled until next meeting.

Deck at 728: Approved to be replaced by Revo Industries. 4:0.

Clubhouse rentals and cleaning: Board will devise plan for more thorough inspections/cleanings after each rental of the clubhouse.

Management will begin site inspections in the month of May.

Board Approved: Operational surplus from 2015 to be transferred to reserves the amount per the audited financial statements was \$3,842. 4:0.

Board Approved: There is a buildup of previous surpluses from many prior years and as of 12/31/15 this amount was \$117,797 per audited financial statements. Management recommends the board elect to move \$75,000 to reserve equity. 4:0.

Meeting was adjourned at 8:26 PM.