

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

August 12, 2019

CALL TO ORDER: The meeting was called to order 6:00 PM by Lisa Draper

BOARD MEMBERS PRESENT:

Lisa Draper, Treasurer

Christopher Adolor, Vice President

Patricia Evans, Secretary

Michael McKeage, President

Jon Chase, Member at Large

GALMAN REPRESENTATIVES: Stephanie Ortiz, CMCA, AMS, Community Manager

OPEN SESSION BEGAN AT 7:00 PM

Jon Chase was appointed to the Board to fill the open seat until November 2020. 4:0.

The Board discussed allotting money in the 2020 Budget to mitigating the erosion behind Peppermill Court, continue the roof replacement, and continue concrete replacement. The Board will also reassess the funding for the re-plastering of the pool and pool cover that has currently been tabled. 5:0.

Michael McKeage and Patricia Evans signed the contract for 434 Peppermill's Chimney reconstruction that was approved at the July Board meeting.

Michael McKeage and Patricia Evans signed the contract for the gutter replacement on the 725-730 Rutland Court building that was approved at the July Board Meeting.

Jon Chase offered to reach out to local engineering contacts with the RFP for the update of the Reserve Study, once bids are received the Board will review the proposals via email and make a decision. 5:0.

The Board approved closing the office from August 28-September 9 while Management is out for recovery due to an injury that happened on the property. The Board will work with Management during the recovery process to establish onsite office hours and the potential to work from home and traveling back and forth to the office. 5:0.

The Board has determined that speed humps are not a cost effective method for our roadways. 5:0.

The Board approved purchasing and installing a ring door bell system for the front of the clubhouse. 5:0.

Bustamante Engineering is updating the specifications for the decks at 725-730 Rutland Court, KIG Contracting will submit a change order for the Board to review via email. 5:0.

Management will reach out to two residents with gardens that are violating the Association's guidelines and or architectural plans.

The September Board meeting will be canceled. 5:0.

The meeting adjourned at 8:05 PM.