

Board Closed Session:

6:00 p.m.

Deb

Mike

Gab

Jon

Anna

Eugene calling in

- Discussion about adding sanitizing/cleaning fee to rental fees. Board agrees to open the club house.
- Power washing - Gab received 2 quotes. One from Salem County - \$35 K, Rolling Suds(?) \$30 K plus a discount.
- Enough votes to change by-laws. Board agrees.
- Lantern fly nests - Gab called the Twp. They won't do anything about it. It's roughly 4K to treat for Lantern Flies.
- Sterling Court - Dog issues. The attorney gave a \$50.00 fine to both parties. This is not a board matter. It is a civil issue.
- Ground Troops- Follow up with Mike regarding the drainage issues. Expedite PO's for Ground Troops
- Roof on Sterling
- Chimneys R Us inspected the chimneys in the development. Waiting on the proposal, they should be identifying which need to be fixed first.
- Many landscaping requests
- Regal - They are supposed to be out this week.
- Reserve Study - They want \$3500.00 to update it. Authorize them to redo study for \$3500.00, but give them the updates that have been completed. They will need all of this to revise the study. Possibly include drainage issues.
- Drainage at 725 - sidewalk looks fine. Front porch supports need to be checked. Concrete has dropped.
- Approve fence work at the pool that needs to be taken care of.
- Organize a walk through by the board.
- The Grounds Committee can now make note of messy decks/porches.
- Can we find out what nights Mike is available so that we can set up the Grounds Committee session at the clubhouse?

Review of last Meeting:

- Five year landscaping plan
- Various drainage issues that the development is currently navigating
- Re-opening of the clubhouse
- Charging stations

Motion to approve - Minutes were approved.

Public Session:

7:00 p.m.

- Action Items: Change of By-Laws - Canterbury Mews agrees that the by-laws be changed.
- Opening of the clubhouse - Someone will be coming into sanitize after each rental. This fee will be added to the rental fee.
- Power washing - Estimates have been received. Gab will reach out to negotiate pricing.
- Informational Items: The township is not doing anything regarding the lantern flies.
- Swiftwater roof needs to be secured. Breen will go out and provide a proposal. The next roof will be identified.
- Chimneys R Us- Inspected, will provide information.
- Working on newsletter and pool letter - Plan to open at the end of May (Friday, Saturday, and Sunday). Tuesday, Wednesday, and Thursday - closed. Clean up your decks/patios. Reminders about dogs (curbing them, etc.)

New Business:

- Eaglephfan's - Asked if the Board knew about the newest information that was shared. Landlord has been made aware and is now receiving fines. Landlords are able to put more pressure on renters.

Anything Else:

- No one else shared.
- Next meeting is Monday, May 9th.