

**CANTERBURY MEWS CONDOMINIUM ASSOCIATION**  
**BOARD MEETING OF October 10 at 7:00 pm**

**Board Member Attendance:**

Mike  
Anna  
Deb  
Jon  
Gab  
Eugene

**Community Attendance:**

Barbara 403 Pepper Mill Ct  
Gladys Collazo Rutland Ct  
Jane Aliata 810 Darrett Ct  
Lissette 407 Pepper Mill Ct  
Lan Lou  
Terri Fasalinie 915 Woodstock  
Janell (ipad)  
Bob Nicholsen

**APPROVAL OF MINUTES – August 8th, 2022**

- Approved

**ACTION ITEMS:**

**ACTION ITEM #1**

Topic: Parking of commercial vehicles

In the meeting of December 14, 2020 it was brought to the Boards' attention that it is very difficult for people to have to walk all the way to the clubhouse for their commercial vehicle. The issue was tabled but never revived. The issue has now come up again and we need to find a solution to this problem.

Email exchange is in the board package.

- Letter of support from other neighbors
- One neighbor is complaining
- The residence is in the back of the development, it is out of sight
- Grandfather it in, so it's a non-issue
- December 2020 was originally discussed. Lissette participated in the meeting and provided the background. Supported her case to the board.

- Union ironworker
- Table the item, she can continue to park there
- HVAC van has also been grandfathered in and able to park in their court
  - Rebut - There is another meat truck in the same area. Not all of the time, but sporadic (George L. Wells, Meat Company)
  - Occasional smell coming from welding truck. Diesel?
- Grandfathering of two vehicles is approved

## **ACTION ITEM #2**

Topic: FHA review and approval

We have applied for a renewal for Canterbury Mews to be certified. The reason for the certification is so people will have an easier time to buy or refinance. Unfortunately, it was turned down for the following reason: Our Master Deed Section 17 states that unit Owners shall not be permitted to lease his unit for transient or hotel purposes and no less than 7 days consecutive. However, in order for us to qualify for the FHA certification, this will need to be amended to no less than 30 days.

Upon checking back with the company why we failed a renewal, management has been informed that there was a change of the FHA rules in 2019

Recommendation: Decide whether to amend our Master Deed to qualify for FHA certification.

- We would definitely want to keep FHA in the development.
- We have always had FHA approval
- FHA changed the rules, under section 17..... In order for us to apply for the certification this must be updated. If not folks will have a very difficult time.
- Approved

## **ACTION ITEM #3**

The clubhouse repair remodel is almost completed. Our current rate for the rental is \$325. With all the energy prices going up, we should increase the rental fee to cover the cost for the community.

Recommendation: Vote on whether to increase rental fee and if so, how much.

- Resident rate: \$400.00
- Non-resident rate: \$475.00 (previously \$425.00)
- Cleaning currently is a refundable deposit, unless they don't clean
  - Electric and cleaning fees
  - Do another \$75.00 increase the next time

- Roof will be replaced later this week
- We put money into it, but not getting it back in return
- Residents can follow up with Gab to compare outside places that are equal or less
- Community does not want to raise the rental rate. They feel it better to get the rentals rather than increase.
- Less than \$6.00 per head to rent the hall with the new pricing
- Signage is up for Covid etc. Was there a release form created for the renter?
- Approved

#### **ACTION ITEM #4**

Galman Group is looking for budget items, i.e. painting, landscaping, large tree maintenance, reserve expenditures etc. Please discuss projects you would like on the list.

#### **INFORMATION ITEMS:**

- Clubhouse repair/remodel is almost completed. If you would like to rent the clubhouse, please contact management at your earliest convenience during normal office hours.
- Decorum at Board meeting: As we had a rather unpleasant incident during the last Board meeting, please be aware that any individual(s) who do not observe reasonable decorum will be immediately ejected from the meeting and forfeit their right to attend meetings for the next 3 meetings. Any personally directed, abrasive, obscene or irrelevant comments will not be tolerated.
- The Galman Group suggested for management to share a public comment that was left on the internet about Canterbury Mews in general and the property manager in particular. The date of the comment is August 10, 2022. (The signature has been withheld but otherwise the comment has not been altered in any way). As a stakeholder in this development, you should be aware. As the comment has very little effect on the property manager, it may have negative ramifications on your ability as the homeowner(s) of to sell your house in the future. Please be mindful when leaving public comments as it may affect your neighbors. *DO NOT THINK ABOUT MOVING HERE My development used to be the most desirable in my area where i live. Canterbury Mews. Sewell New Jersey The management is horrible. The lady in charge Gabrielle Is horrible. NO COMMUNICATION SKILLS SHE*

*THREATENS WITH FINES SHE GETS NOTHING DONE. OUR POOL IS GROSS. NO LIFEGUARD. OUR LANDSCAPING IS DISGUSTING. (AT LEAST 6 inches tall) And i had to get the township and state involved because they have not fixed my drainage issues in 5 years. Rainwater should flow away from your house not come into it. THEY HAVE DONE NOTHING!!! THE BIGGEST PROBLEM IS Gabrielle.....if she did her job there wouldn't be all these problems..... But she's vindictive and spiteful*

- The resident doesn't want to pay the fines. Fighting with Gab about it. They were told if the attorney says you need to pay, they must pay.
- Resident joined the board meeting - Requesting the board to remove fees. He would like the legal fees removed from his account. The board did not vote on approving the fees. We cannot remove fees, as they are legal fees. We can't provide proof that the neighbor paid their fees. Resident is encouraged to reach out to McGovern's office.
- Gables - approved
- Chimneys - approved (look for estimates)
- Landscaping - Review with Groundtroops (as they know what should go where)
  - Privacy trees near Clubhouse may need to come down
- Gab will get proposals together and share out

ARCHITECTURAL REQUESTS: None

RESALES: See attached delinquent status report (confidential)

VIOLATIONS: None

- Follow up regarding violations that were identified the last time we walked
  - Bikes are still there, Gab will follow up
  - Everything else on thing has been addressed
  - Mike will follow up with Gab

NEW BUSINESS

- Smart tv
- Wifi
- Wrap it into the camera system
- Mike will follow up with Verizon. Maybe have them come out in the spring?
- Solar street lights? We need to be careful regarding wiring with lighting system. Do we need a 5 year plan for this in order to make the updates as we go?
- Where are we with the bank information
- Gable vents need to be replaced - Tom Hibbs?

- Chimneys - Chimneys R Us (Gab is going to check to see if she already reached out to them)
- Texture 111?
- Paving - That seems to be stabilized at this time
- 5 year landscaping plan - Mike, Groundtroops prepared this?
- Meet with the engineering group? What still needs to be completed. Updated McGovern report regarding outstanding balances. Properties that are over 180 days with no activity are the concern from the banks perspective.
- New conversations:
  - HOA fee increase?
  - Financial transparency
    - Engineering Study and Project Report support the work that needs to be completed
    - As community ages, there will always be a cost to home owners
    - Clear expenses each year? It would be in the Engineering Report
    - Galman will put the budget together once they receive the proposals from Gab
    - Reminder that anyone can request engineering study and/or budget
    - HOA fees are based on finished space that you have. It was established that way
    - Questions regarding roofing - How are they inspected and how is it determined that they need to be replaced
  - Recycling of furniture lat at night. People are filling the dumpsters. 722 (next to Deb). Throwing out and all of the debris is in the dumpster. General reminder to keep the community clean.

#### ACTION LIST:

- Action Items 1 - 3 were approved

#### CONFIRMATION OF NEXT MEETING: November 14th?

- Anna is traveling that day. I should be home in time for the meeting, so it shouldn't be an issue. Just an fyi

#### ADJOURNMENT:

Meeting was adjourned at 7:49 p.m.