

CANTERBURY MEWS CONDOMINIUM ASSOCIATION  
BOARD MEETING OF May 13 at 7:00 pm

**Board Members:**

Gabriele Steffen – Property Manager

Debbie Petruzio

Anna Grant

Jon Chase

Eugene Brooks

**Community Members:**

Barbara Pandorf – 403 Pepper Mill Ct.

Frank Comstock - 320 Whittier Ct.

Terri Fasolini – 915 Woodstock Ct.

AGENDA

APPROVAL OF MINUTES from February

ACTION ITEMS

ARCHITECTURAL REQUESTS

RESALES

VIOLATIONS

NEW BUSINESS

CONFIRMATION OF NEXT MEETING

ADJOURNMENT

ACTION ITEM #1

**\* This is being reviewed to gather additional information, more to come.**

There is a new law in New Jersey regarding the dryer vents:

Importance of Dryer Vent Maintenance

Please review this important update concerning dryer vent regulations in New Jersey. By now most of us know that regular cleaning & repair of dryer vents is strongly recommended or required by insurance companies and often mandated by Community Associations. The safety of your property & residents depends on it.

**\* Dryer cleanings are due every two years.**

Hazards of Lint Buildup

Lint buildup, coupled with potential bird and rodent nests, pose serious health & fire hazards.

These hazards are exacerbated when dryer vents are obstructed or improperly maintained. To

mitigate these risks and ensure adherence to safety regulations, staying informed about the latest mandates is essential.

#### Enforcing Section 504

As of October 2023, fire safety officials have begun enforcing Section 504 of the 2021 International Mechanical Code in NJ and begun notifying Community Managers & Boards of same. This section lays down mandates for dryer exhaust systems to curb fire hazards. Below are a few of the key mandates outlined in this section:

Dryer exhaust ducts must be equipped with a backdraft damper.

A ban on the use of screens and cages / guards over exterior vents.

A prohibition on booster fans. However, domestic dryer exhaust duct power ventilators that are specifically listed & labeled to conform with UL 705 are permitted.

A notice will be sent out this month as a reminder to all residents that their dryer vent certificate is due and the alterations have to be made to pass.

**\* Some type of flap, backdraft damper? We are looking into this. Once clarified, the community will be updated. If necessary, it will be due by the end of October 2024.**

#### ACTION ITEM #2

Dumpster enclosures: There seems to be a dispute what color the dumpster enclosures are supposed to be. Woodstock was just painted in the sea star color by Benjamin Moore matching our doors but a resident insists that the enclosures are supposed to be gray. Please discuss what color the enclosures should be painted.

**\* Sea Star color is what has been determined.**

#### ACTION ITEM #3

It has been brought to management's attention that there is some clean up necessary on decks and porches. We also had several complaints about the lack of dog curbing. Please discuss how these issues should be addressed.

#### INFORMATION ITEMS:

**\* FOBs will be activated before Gab leaves for the weekend.**

**\* How many guests per FOB? One to two guests per FOB.**

Pool hours 8 a.m. to 8 p.m.

The pool will open on May 25<sup>th</sup> at 8 AM weather permitting. Please use the same FOBs that you were given last year. If you lost your FOB, you can get a new one for a \$50 fee. Please remember the following rules:

1. All Condominium Association fees and fines must be current. Owners that are not paid in full will be denied access to the pool. Renters will also be denied access.
2. No intoxicating beverages will be allowed in the pool area. Anyone believed to be intoxicated will not be admitted.
3. Glassware is not permitted in the pool area
4. Flotation devices are not permitted in the pool with the exception of flotation devices for children or non-swimmers. Non-swimmers are not permitted in deep water.

5. Minors under the age of 16 must be accompanied by an adult. No exception! Management reserves the right to ask for an ID.
6. Diving and jumping off the sides of the pool is prohibited. Individuals who are caught breaking this rule will be expelled from the pool and suspended for 1 week
7. Running or rough play will not be tolerated in the pool area. This includes punching, wrestling, ball playing and abusive language.
8. Radios are not permitted. Not everybody enjoys your music!
9. The Association is not responsible for lost or stolen items.
10. Individuals must clean up their own trash. When leaving, please dispose of trash in dumpsters provided near the pool area.
11. **SMOKING IS ONLY PERMITTED ON THE UPPER DECK.**
12. Barbecuing is not permitted in the pool area.
13. Pets are not allowed in the pool area by order of the Board of Health.
14. All children in diapers must wear outer rubber pants in the pool(s).
15. Persons attending the pool who needs to stop in at the Management Office, must be properly attired.

PLEASE BE AWARE THAT IF YOU BREAK THE RULES, **YOUR FOB WILL BE DEACTIVATED** FOR 1 WEEK OR DEPENDING OF SEVARITY OF OFFENSE FOR THE REMAINDER OF THE SEASON WHICH WILL AFFECT ALL MEMBERS OF THE HOUSEHOLD!

**\* Plaster is five years old. During Covid, pool was not maintained. Plaster can be polished or painted. Nothing has to be done at this point.**

**American Pool Company is repairing the pool cover.**

ARCHITECTURAL REQUESTS: 907 Sterling is requesting for shrubs to be planted at the side of her home for more privacy.

DELINQUENCIES See attached delinquent status report (Confidential and for Board review only)

**\* No drawing has been submitted yet, this will be asked for and followed up.**

RESALES:

1038 Hillsboro Court **\$240,000 (confirm price)**

1006 Hillsboro Court \$281,000

VIOLATIONS: NONE

**Additional Information:**

320 Whittier Court – Owner has brought up issues regarding interior water damage from a leak.

Roof was replaced in May 2020.

6/25/20 – Breen replaced roof vent

11/12/20 – Sealed bathroom exhaust fan

8/2023 – Sealed glass of skylight

2/2024 – Sealed seam of a shingle

Breen repaired what they were supposed to repair. It wasn't the result of a roof issue. Independent contractor looked at roof and it was stated that the roof wasn't compromised.

Homeowner is asking for the Board to advocate on his behalf. It was explained that a third party did look at the roof, etc. Homeowner has been asked to submit invoices for expenses. He would appreciate recovering the most recent fee of \$150.00. It was explained that the Board has no idea what the outcome will be.

**Financials:**

\* Accounts have been updated and should now be making about 45,000.00 per year.

\* Ask about Business Insurance.

\* Snow removal costs increased (68,000.00 this season). Did we review invoices or did rates go up and we didn't budget for it?