

CARRIAGE GATE at LITTLE SILVER CONDOMINIUM ASSOCIATION, INC.
Open Board Meeting
October 10, 2017 7:30P.M.
Little Silver Borough Hall / Courthouse – 480 Prospect Avenue Little Silver NJ 07739

Call to Order: John Fink called the meeting to order at 7:30PM

Present:

John Fink, President
Mary Peter, Vice President
Marie Schweers, Secretary
Mary MacDonald, Property Manager, Towne & Country Management
Lisa Vitiello, President of Towne & Country Management
Loren Lightman, Esq. Hill Wallack llc

Absent:

William Fahrbach, Treasurer
Patrick Kalian, Sponsor

Minutes – John Fink made a motion to approve the May 9, 2017 Open Board meeting minutes, seconded by Marie Schweers, all in favor, motion carried.

New Business - The following business items were discussed:

Special Assessment / Transition - Special Assessment in the amount of \$10,000 to cover the cost of the transition, which is broken down as \$297 per each Market Value unit and \$100 per each Affordable Housing unit.

2018 Operating Budget – no increase, monthly fee for Market Value unit is \$380 and the monthly maintenance fee for the Affordable Housing units is \$127

Engineer Transition Update – Suburban Consulting Engineers selected for the Transition Report and Reserve Study.

Association Attorney – the law firm of Hill Wallack llc selected for Transition, General Legal and Collections

Auditor Bids – after review of three (3) bids submitted to perform the 2017 Carriage Gate Audit, Feldman, Sabloski & Massoni at a cost of \$1,750 which includes one meeting w/ the Board

Collection Policy – Revised to include a twenty-five dollar (\$25) late fee to be charged after the ten (10) day grace period, in addition to the interest that is charged of 15% annum.

Surplus Resolution – this resolution recommended by the Association auditor to defer surplus to future years.

Dryer Vent Resolution – impose resolution that homeowners must submit evidence of dryer vent cleaning every two(2) years.

Snow Clearing Contract – contract for 2017 – 2018 season

Insurance Renewal – Renewed through Boynton & Boynton Agency in the amount of \$37,400

A motion was made by John Fink to approve the items listed above, seconded by Marie Schweers, all in favor. Motion carried.

Homeowner Forum -

No comments from the floor.

Meeting adjourned 7:35PM

Board Member

Date

**CARRIAGE GATE at LITTLE SILVER CONDOMINIUM ASSOCIATION, INC.
ELECTION REORGANIZATION MEETING MINUTES
OCTOBER 10, 2017 7:15P.M.
Little Silver Borough Hall / Courthouse – 480 Prospect Avenue Little Silver NJ 07739**

PRESENT: John Fink, President
Mary Peter, Vice President
Marie Schweers, Secretary

OTHERS PRESENT: Mary MacDonald, Property Manager, Towne & Country Mgmt., Inc.
Lisa Vitiello, President of Towne & Country Mgmt, Inc.
Loren Lightman, Esq. Hill Wallack Ilc

ABSENT: William Fahrbach, Treasurer
Patrick Kalian, Sponsor

CALL TO ORDER: John Fink, called the meeting to order at 7:15PM

Subsequent to the October 2017 Election the Association Board positions are as follows:

John Fink	President
Mary Peter	Vice President
Marie Schweers	Secretary
William Fahrbach	Treasurer
Patrick Kalian	Sponsor

John Lee was Elected to fill the vacancy to be left when Patrick Kalian resigns.
Patrick is expected to resign when the final unit sells.

ADJOURNED: 7:30 PM

Board Member

Date