

SUN RIDGE OWNERS ASSOCIATION
Board of Trustees Meeting
September 3, 2014
Open Session

BOARD MEMBERS PRESENT:

Jeanne Mulherin Dombrowski, President/Treasurer
Pat Gallagher, Vice-President/Secretary
Jim Myer, Trustee

BOARD MEMBERS ABSENT:

Martin Hirschhorn, Trustee

SIGNATURE MANAGEMENT PRESENT:

Victoria Miller, Community Manager

LEGAL PRESENT:

None

RESIDENTS PRESENT:

Scott Jordan, 11 Maple Court

CALL TO ORDER

- The Open Session was called to order at 7:30p.m. Open session closed at 8:20pm and Re-Opened at 8:40pm
- The above noted individuals were in attendance.

MINUTES:

- Jeanne moved to approve the Minutes from August 6, 2014 as written, Jim seconded and all in favor, *Motion Carried*

OLD BUSINESS: Board did final review of Exhibits and M.O.A. Agreement for Maintenance/Repair/Replacement with Condo Associations for Sidewalks, Pavement, Lawn Maintenance, Parking Area Lights and Snow Removal and approved for distribution to Condo Association Attorneys.

NEW BUSINESS:

- Motion by Pat to approve tennis court lock replacements per proposal by Hunterdon Lock and Safe for \$ 306.88, second by Jim, all in favor. *Motion Carried.*

**At this time the Board has table all repairs to Tennis Courts until next season. At that time they will be fully restored.

- Motion by Jim to approve Aquatic Service pool winterizing service/closing for \$1,760.30 Seconded by Jeanne, all in favor. *Motion Carried*
- Motion by Jim to approve pond raking proposal for limited days at \$ 1,500.00 per two days for two men. Seconded by Jeanne, all in favor. *Motion Carried*
No further discussion on pond will resume for the foreseeable future; the matter has been tabled indefinitely.
- The Board accepted a proposal from Eosso Paving for sealing all cracks in Courts, the cracks that can be filled in the walking paths, repairs and replacements of the worst areas of the walking paths and a full replacement of the path section from Edgewood to Case Blvd along Voorhees Corner Road for \$122,098.77. Motion by Jim, second by Pat, all in favor. *Motion Carried.*
A full contract for this work will be executed by Jeff Sirot.

- The Board discussed the homeowner issues with the MyGreenCondo platform. It was decided that the Board will seek proposals and solicit a professional web designer to work with to create a fully proprietary site for the Sun Ridge Owners Association and abandon MyGreenCondo for anything more than owner profile information database, billing and payments and pool badge registration. In the meantime, any owner wishing to access documents may request via email/phone and they will be provided upon request.

FINANCIAL:

- A profit and loss statement was provided as financial report.
- The Board approved the purchase of 8 certificates of deposit, through the UBS Broker, in staggered terms no greater than 12 months for \$100,000.00 each in transfer from the Money Market. These funds will mature as anticipated projects become necessary into 2015.

Homeowner Forum: Scott Jordan presented concerns regarding the resolutions passed at the September 3 Meeting, the acquisition of foreclosed properties to be managed by the Association, and My Green Condo

He also wanted the emergency number for Signature Property to be on MyGreenCondo and all contact info for Boards of Owners Association and all Condo Associations.

Victoria indicated that the Board will be building a new site with better access and information layout and will address at that time. In the meantime the Fall newsletter will have all of that and be mailed directly to all owners in October.

Mr. Jordan also raised concerns about the agreement with the Condo Boards.

Mr. Jordan was advised to put his concerns in written format to be addressed by Counsel in a legal opinion.

ADJOURNMENT: After adjourning to finish Work Session, Open Session was re-opened as noted above and adjourned at 9:00pm

NEXT MEETING:

- The next meeting will be Wednesday, October 1, 2014 at 7:30 p.m.

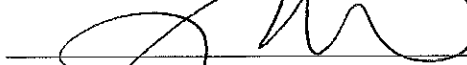
Prepared By:



Victoria Miller, CMCA

Community Manager

Approved by:



Jeanne Mulherin Dombrowski, President