

FOUNTAINS AT SEA BRIGHT CONDOMINIUM ASSOCIATION
BOARD OF TRUSTEES MEETING
JULY 11, 2011
MINUTES

Meeting Location: The meeting took place at the Monmouth Beach Cultural Center.

Present at the Meeting: M. Leckstein, G. Gorab (via phone), T. Bauer,
K. Winch (Management)

Absent: M. Curcio (There is one Board Vacancy)

Homeowners Present: 9

The meeting was called to order at 7:00PM.

BOARD RE-ORGANIZATION

Marc Leckstein opened the meeting by noting that Pati Hellmers had sold her unit and moved from the complex. As a result, there was a vacancy the Board was required to fill. Marc noted Pati's term was set to naturally expire at this year's annual meeting, so whoever was chosen to replace her would have to run for election to the seat at that time.

A motion was made by Glenn Gorab and seconded by Todd Bauer to appoint Izzy Plasner (Unit # 18) to fill the seat vacated by Pati Hellmers. Motion carried.

Marc noted that as Pati had been Vice President of the Board, it would be necessary to appoint a new Vice-President.

A motion was made by Todd Bauer and seconded by Izzy Plasner to appoint Manny Curcio as Vice-President. Motion carried.

APPROVAL OF MINUTES

The minutes from the May 9, 2011 meeting were reviewed by the Board. A motion was made by Marc Leckstein and seconded by Glenn Gorab to approve the minutes. (Gorab and Leckstein eligible to vote) Motion carried.

REMEDIATION OF UNIT # 27

It was noted there had been a common pipe leak at Unit # 27 which had exposed the unit to mold. Management had obtained an estimate from Remediation Specialists to remediate the mold.

A motion was made by Izzy Plasner and seconded by Todd Bauer to hire Remediation Specialists to remediate the mold in Unit 27. Motion carried.

It was stated that due to the extent of the work, once Remediation Specialists has started the work, the resident cannot live in the unit. It is anticipated the work done by Remediation Specialists will take three days. After their work is completed, clearance testing will have to be done, which will take another couple of days.

It was agreed that since the mold had been created from a common element leak, the Association should undertake the cost of providing alternative housing for the resident while the remediation process was taking place.

Management had obtained room rates from three hotels in the area that accept pets as the current resident of Unit # 27 has a dog.

A motion was made by Marc Leckstein and seconded by Glenn Gorab to approve an expenditure in the amount of \$175 per night plus the \$100 pet fee to the resident of Unit 27 as long as she provides the receipts for lodging. Motion carried.

RECYCLING

There was a discussion regarding recycling. People have been ignoring recycling rules. It was agreed that the management company should order new signs for the recycling bins to meet the requirements of the Sea Bright ordinance.

POOL HEATER

There was a discussion regarding the pool heater. It was stated that almost \$2,300.00 has been spent on propane since Memorial Day weekend. It was reported that someone broke the lock to the pool heater and increased the temperature. Management was instructed to get a price for a digital heater. It was also stated that Management should contact Bob Smelson (Unit 57) to see if he had any suggestions about securing the heater.

BULKHEAD PROJECT

It was reported that the bulkhead project is scheduled to begin after Labor Day weekend. There will be a discussion of the dollar amount of the assessment at the August meeting.

Management was directed to close the parking spots off that are in the immediate area of the section where the bulkhead has failed.

ROOF REPLACEMENT

The roof replacement on Building A has been completed. The Board is holding \$11,805.00 in retainage which will not be released until the warranty is issued by the manufacturer.

Todd suggested that management obtain a list of preventative maintenance issues from the manufacturer prior to releasing the retainage payment. Management indicated it would do so.

PAINTING OF SHEDS

There was a discussion regarding the painting of the sheds. It was agreed that the sheds should not be painted until after the bulkhead work was completed so as to avoid the possibility of having a new paint job disturbed by the dust caused by the bulkhead project.

A motion was made by Izzy Plasner and seconded by Todd Bauer not to paint the sheds until after the bulkhead project is complete, but the repairs to the shed can be made in the meantime. Motion carried.

VINYL SIDING AND SOFFIT CLEANING

It was stated that now that the roof project is completed, the vinyl siding and soffits on the building will be cleaned. Management will arrange for this work.

FIRE LITIGATION UPDATE

Marc Leckstein reported that the litigation is still ongoing. The litigation is still in the discovery phase and depositions are ongoing.

ANNUAL MEETING

It was noted that the annual meeting will take place on Saturday, August 20th at 10AM at the Monmouth Beach Cultural Center. There are two seats open for elections which are currently held by Izzy Plasner and Glenn Gorab. Both have indicated their intent to seek re-election to the Board for new three year terms.

ADULT SWIM PROPOSAL

Pat Overbye (Unit 26) suggested a period of time for adult swim. The Board indicated the discussion would be placed on a future agenda.

MANAGEMENT

Todd asked that Management please put together an excel spreadsheet listing all open items that the Association was dealing with along with recommendations from Management. He also asked the excel spreadsheet be updated and e-mailed to the Board on a weekly basis. The Board agreed this was a good idea. Management agreed to prepare a spreadsheet and send to the Board for review.

ADJOURNMENT

With no further business coming before the Board, and upon a motion made by Todd and seconded by Izzy, the meeting was adjourned at 8:20PM.