



The Hunt Club Condominium Association
Open Board of Trustees Meeting Minutes

November 19, 2014

Pursuant to applicable provisions in the By-Laws, a meeting was held at the Clubhouse at 7:00 p.m.

Present: Board Members: Carol Crovetti, Pat Gyza, Sandro Mattioli, Rob Racciatti, Paula Troughton; Property Manager, Bob Murphy, and 11 residents.

Minutes were approved on the motion of Pat; second, Rob

Treasurer's Report was approved on the motion of Pat; second, Sandro

Manager's Report was approved on the motion of Carol; second, Sandro

Old Business:

- Rental Restriction Amendment: Board voted unanimously to again attempt to get this passed.
- Landscaping Fall Project: Completed
- Dryer Vent cleaning update: Only 2 owners have failed to comply and will be fined.
- Deck / Siding Replacement Pilot: Ongoing research
- Bulk Enclosure replacement: Completed

New Business:

- Snow Removal: A chart showing bids by Guzzo, Marksmen and Moon was included in the residents' packets. The contract was awarded by unanimous vote to Guzzo as per schedule of fees.
- Lawn Care: A chart showing bids by Guzzo, Marksmen and Moon was included in the residents' packets. The contract was awarded by unanimous vote to Guzzo in the amount of \$71,583.00
- Revision of Rules and Regs: New first and second pages were included in the residents' packets to reflect the addition of fireplace clean-out every other year, which had been inadvertently omitted.

Open Forum: as a result of questions raised, the following was concluded:

- Final figures for 2014 will be provided to the resident who made the request when the Board gets them from our accountants.
- Our new board member is not related to our property manager in any way through blood nor marriage.
- To address an ongoing drainage problem onto sidewalks around the development, Pat Gyza will consult with her source, Tim Gower; Bob will consult with Dave Guzzo and Angela Anderson will put us in contact with Rutgers Extension Services.

With no further business, the meeting was adjourned at 8:05 p.m.

Respectfully,
Carol Crovetti