

The Hunt Club Condominium Association
Open Board of Trustees Meeting Minutes

December 21, 2016

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, Rob Racciatti, Paula Troughton; Property Manager, Bob Murphy; and 5 residents.

Minutes were approved on Pat's motion; second, Rob

Treasurer's Reports (2) were approved on Rob's motion; second, Pat

Manager's Report was approved on Carol's motion; second, Pat

Old Business:

Siding Project Update:

Complete

Devonshire Court
Sedgewick Court

In Progress

Boothby Court: Bldg. A,F,B complete, working on C,
DE will follow in that order. Shetland will be next.

Tree Replacement contract was awarded to Ground Troop in the amount of \$2,940

Bush Replacement contract was awarded to Guzzo in the amount of \$5,733

Lawn Care contract was awarded to Guzzo for 2 years, which includes reseeding the whole property for free.

New Business:

For the last two years, the Board has been researching an alternative to State Farm for the master policy. The outcome is that we have more thorough coverage and a lesser rate with a company that insures only condominium associations: Community Associates & Underwriters of America, Inc., of Marlton, New Jersey.

Open Forum: Response to questions posed:

We will continue to budget for tree replacement.

An owner may replace the exterior light with a motion detector lamp so long as it looks like the original.

With no further business, the meeting was adjourned at 7:30 p.m.

Respectfully,
Carol Crovetti,
Secretary/Treasurer