

The Hunt Club Condominium Association  
Open Board of Trustees Meeting Minutes

September 18, 2013

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 2 residents.

**Minutes:** Minutes were approved on the motion of Pat; second, Paula

**Treasurer's Report:** August's report was approved on the motion of Rob; second, Pat

**Manager's Report:** Report was approved on the motion of Carol; second, Rob

**New Business:**

Reserve Study dated September 2013 depicting scenario 1 was adopted by unanimous vote

Budget 2013-2014 depicting scenario 1 was adopted by unanimous vote.

Flooding on Yorkshire Court: Having gotten no satisfaction from contacting Washington Township Offices, the board has authorized management to contact our attorney and Ted Wilkinson, engineer, to investigate and guide us in resolving this reoccurring problem.

**Old Business:**

Deck Replacement: The board considered 5 different options. The chosen course of action is to replace the decks and the siding at the same time, over 4 years, starting in 2015, resulting in our monthly fee of \$187 for 2013-14. (Scenario 1) This vote was unanimous.

Fire Suppression System in the Clubhouse kitchen is totally completed and inspected.

Custom Shed Doors have arrived; Pristine will begin installations.

**Announcements:** None

**Open Floor:** One resident presented her concerns over the flooding in Yorkshire Ct., which will be addressed as stated in New Business.

With no further business, the meeting was adjourned at 7:45 p.m.

Respectfully,

Carol Crovetti