

Hunt Club Open Meeting

Meeting Minutes: September 20, 2023

Attending:

Paula Troughton

Bill Monturano

Pat Gyza

Robert Racciaotti

Brandi Rossi

Susan Eiseman-Hays

Call to Order: Paula Seconded by Rob

Meeting Minutes: Read by Susan, Approved by Pat, Seconded by Rob, All in favor

Bookkeeping Report (June, July, and August 2023): Read by Paula, Approved by Pat, Seconded by Susan, All in favor

Maintenance Report: Read by Pat, approved by Bill, and Seconded by Rob, All in favor

Old Business Summary:

1. Three roofs replaced.
2. Power washing completed all buildings.

New Business Summary:

1. Condo dues remain the same for the next budget year.
2. Budget presented by Paula. Motion to accept by Bill, Second by Pat, All in Favor
3. Terminated our contract with Quality Landscaping. New Life Landscaping will be handling the interim period from 10/1/2023 to 12/31/2023 for \$30,860.94. Motion to Accept Pat, Seconded by Paula, All in favor.
4. Three bids were received to replace the fence in the front of the property. K and J Fencing was awarded the contract at \$9,999.00. Motion to accept Pat, Seconded by Paula, All in favor.
5. We received Snow Removal Bids for the 2023-2024 season from New Life Landscaping, Bright View Landscaping, and Quality Landscaping. New Life Landscaping was awarded the contract for snow removal. Paula motion to accept, Seconded by Bill, All in Favor
6. Lawn Maintenance Bids for the 2024 season were received from New Life Landscaping, Bright View Landscaping and Quality Landscaping. New Life was awarded the contract for Lawn Maintenance for \$136,453.35. Pat motion to accept, Seconded by Susan, All in Favor
7. Breen roofing has been awarded the contract to replace the roofs for Boothby Bldg. D and Sedgewick Bldg. E for \$59,900. Emmons roofing bid was similar to Breen, but Breen's plywood cost was significantly cheaper. Motion to accept Paula, Seconded by Bill, All in favor.
8. Tree Trimming is scheduled for the fall with Frateroli Property Solutions, LLC.

9. Wednesday September 27th at 6:30pm, Marie Manley of Hardenbergh Insurance Group, who represents our Association will come perform an insurance review for our residents.
10. Rules and Regulation Change:
 - a. Page 4 – The maximum number of rental units was reduced to 35%
 - b. Page 5 added the following:
 - i. Residents / owners should not interfere or try and instruct our contractors/vendors in any way.
 - ii. Harassment and or threatening behavior directed at employees, board members, residents or contractors will not be tolerated. Motion to approve: Pat Seconded by Paula All in favor.
11. New Rules and Regulations will be mailed to all owners and tenants.
12. Per the Proposed Fire regulation in the State of New Jersey code 305.6 that will go into effect in 2024, multi-housing buildings will be required to have an 18” stone border around all residential buildings. Associations will have one year from the date it is passed to fully comply with the new regulation. Since we had funds available from the snow budget this year we chose to start installing the 18” of stone. All buildings in Devonshire Ct, Boothby Ct, Surrey Ct, and Paddock Ct were completed at this time.

Open Discussion Summary:

Floor open to residents

Meeting Adjourned: Paula