

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION INC.

2519 Sparrowbush Lane, Manasquan, NJ 08736

Tel. 732- 223-2289 Fax 732-223-7120

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION

GENERAL MEMBERSHIP MEETING

Thursday, July 20, 2017 - 7:30 PM

MINUTES

The Board of Trustees held a General Membership Meeting for the Four Seasons at Wall Homeowners Association, Inc., on Thursday, July 20, 2017 at 7:30 P.M. at the Four Seasons at Wall clubhouse located at 2519 Sparrowbush Lane, Manasquan, New Jersey.

I. CALL TO ORDER

The Board President, George Swander, called the meeting to order at 7:30 P.M.

II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Led by Board President, George Swander.

III. ROLL CALL

The following individuals were in attendance:

Board Members: George Swander, President
Joe Daurio, Vice President
Bob Wehner, Secretary
Barbara Roche, Asst. Treasurer
David Heskin, Trustee at Large

Board Officer: Ray Kaden, Treasurer

Management: Chuck Braun, Community Manager

IV. APPROVAL OF MINUTES

George Swander asked for a motion to approve the minutes from the April 20, 2017 General Membership Meeting as presented. A motion was made by Joe Daurio to approve the minutes as presented and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

V. FIVE H & R COMMITTEE ACTIVITY REQUESTS: 1) BILLIARDS – FILM – “THE HUSTLER”, TUESDAY JULY 25, 2017 IN THEATER AT 7 PM, 2) TENNIS/PICKLEBALL – TENNIS SOCIAL ON WEDNESDAY, AUGUST 9, 2017 FROM 5:30 PM TO 8:30 PM, 3) ART STUDIO’S AUGUST WORKSHOP ON WEDNESDAY, AUGUST 16, 2017 – 1 PM TO 3 PM IN MULTI-PURPOSE

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION INC.

2519 Sparrowbush Lane, Manasquan, NJ 08736

Tel. 732- 223-2289 Fax 732-223-7120

ROOM, 4) BILLIARDS – MEN’S STRAIGHT POOL (SEVENTH ANNUAL FALL TOURNAMENT) WEEKLY PLAY FROM SEPT. 25th THRU NOV. 3RD, 5) BILLIARDS – WOMEN’S STRAIGHT POOL (THIRD ANNUAL FALL TOURNAMENT) WEEKLY PLAY FROM SEPT. 25th THRU Nov. 3RD

George Swander asked for a motion to approve the five activity requests as presented. Bob Wehner offered the motion to approve the five activity requests as presented and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

VI. ASPEN TREE EXPERTS PROPOSAL WITH TOTAL COST OF \$748.12 FOR EVALUATION AND REPORT ON 127 ASH TREES:

George Swander asked for a motion to approve the Aspen Tree Experts proposal as presented. Bob Wehner offered the motion to approve the proposal as presented and Joe Daurio offered the second. **ALL IN FAVOR, MOTION PASSED.**

VII. APPROVAL OF FUNDING MOVED FROM OPERATING BUDGET TO REPLACEMENT RESERVE FUND FOR ASH TREES

Barbara Roche read this item into the record that establishes the funding of a Replacement Reserve line specifically for expenses that the Association may incur as a result of any damage to the community’s ash trees by the Emerald ash borer. The Board is approving the transfer of \$15,000 from the 2017 Operating Fund budget to the Replacement Reserve Fund line item for ash tree remediation/replacement.

George Swander asked for a motion to approve the line item as described. Joe Daurio offered the motion to approve the line item as described and Bob Wehner offered the second. **ALL IN FAVOR, MOTION PASSED.**

VIII. PRESIDENT’S REPORT

George Swander provided the audience members with an update on various projects, repairs, and replacements that have taken place since the April 20, 2017 general membership meeting. Items mentioned included the ground loop that is being installed around Falls Pond to help mitigate the potential for future lightning strikes at the clubhouse and insurance claims. Also, the Board has contracted for the five-year interval filming of the community’s storm drainage system. The Board is heavily involved with the Grounds and Irrigation Committee and Tree Asset Management Subcommittee regarding the community’s ash tree population and the possible impact upon the population by the Emerald ash borer. Preliminary funding is being established and rudimentary discussion have ensued regarding an action plan should the ash borer affect the community’s ash trees.

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION INC.

2519 Sparrowbush Lane, Manasquan, NJ 08736

Tel. 732- 223-2289 Fax 732-223-7120

George also mentioned that the Board, via Bob Wehner and David Heskin, are developing an RFP for potential updated security measures at the gates and the clubhouse which could include cameras.

Finally, George noted that the tennis courts are slated to be repaired and resurfaced in September 2017. The Board recently purchased a new treadmill for the fitness center. This is some of the most often used equipment in the room.

IX. JUDICIARY COMMITTEE – FIRST NOTICE OF ELECTION (TIM MAHONEY FOR RICH MURRAY)

Tim read aloud the letter that will be mailed to the community on July 24, 2017. The letter will provide the first notice of election for two Board of Trustees positions that are up as of September 30, 2017. The letter provides essential dates and other critical information relative to the election process.

X. BOARD TREASURER’S REPORT

Board Treasurer, Ray Kaden, provided the audience with the results of operations for the first six months of 2017.

Ray also noted that the Association has replaced approximately \$66,000 of capital equipment and furniture so far in 2017, with an additional \$50,000 of capital expenditures likely by year’s end.

Bob Bennett provided an overview of asset management as it pertains to the Replacement Reserve, Snow Reserve, Landscape Reserve and Working Capital Reserve.

XI. COMMUNITY’S 20TH ANNIVERSARY CELEBRATION (TOM KANE)

House and Rec Chairman Tom Kane provided the audience with known details regarding the community’s 20th anniversary celebration that will take place on September 16, 2017. Tom went on to say that the event will be dedicated to the remaining original 100 or so homeowners with a theme of volunteerism.

XII. CLUBHOUSE KITCHEN RENOVATION (BARBARA ROCHE AND DAVID HESKIN)

Barbara Roche informed the audience that she, David Heskin and several volunteers are working on the clubhouse kitchen update. The update will feature new flooring,

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION INC.

2519 Sparrowbush Lane, Manasquan, NJ 08736

Tel. 732- 223-2289 Fax 732-223-7120

dishwashers and storage cabinets. The goal of the update is to maximize use of space in the kitchen. The current warming oven will be replaced with a countertop convection oven.

XIII. FOUR SEASONS AT WALL WEBSITE UPDATE

Joe Daurio provided the audience with an update on the community website. Barbara Roche mentioned that they are working on further enhancements to the site, like the census form update that will be available on the site.

XIV. PAINTING OF COMMUNITY'S FIRE HYDRANTS BY VOLUNTEERS

Bob Wehner reported that the community's 43 fire hydrants were recently painted. He reported that the paint was donated by the Wall Twp. DPW and community volunteers provided the labor. Bob added that doing the work with a volunteer force saved the community \$2,458.00.

XV. AUDIENCE PARTICIPATION

-Anthony D'Altrui, 1512 Primrose Place asked how the Board arrived at the \$15,000 that they are earmarking in the RRF for the ash trees.

George Swander responded that the \$15,000 is a starting point toward the eventual costs which are not currently known.

- Anthony D'Altrui, 1512 Primrose Place asked how it is that so much money is being spent on the tennis courts when the bocce courts are in deplorable condition and utilized by about 150 people.

Ray Kaden responded that the work done on the tennis courts was essential to preserve the asset and prevent further degradation of the courts.

Ray added that the bocce courts were worked on in 2014 at a cost of about \$17,000. They are not due for further work for about ten years in the reserve schedule. But he went on to say that the Board can take a look at what is needed there.

-Ray Ugolotti, 1505 Well Lane asked if the ash trees are dying.

George Swander responded they are not dying now, but could be impacted if the borer invades this area. George added that numerous professionals have indicated that it is only a matter of time before it happens.

-Joe D'Elia, 1508 Blacksmith Row asked what is prompting the Board's action regarding the funding and the consideration of removing the community's ash trees if there is

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION INC.

2519 Sparrowbush Lane, Manasquan, NJ 08736

Tel. 732- 223-2289 Fax 732-223-7120

nothing wrong with them. He went on to say that he is not in favor of doing anything to the trees. The loss of them would devalue the community.

George Swander responded that no trees are being taken down at this time and for the foreseeable future. However, scientists and professionals have stated that it is only matter of time before the ash trees in this area will be affected by the borer. The affected trees would have to be removed and, of course, new trees, not ash trees, would be planted. That is the reason for beginning to fund this item, it will not be inexpensive.

Susan Wright, 1524 Harvest Lane suggested to Mr. Ugolotti and Mr. D' Elia that they Google the Emerld ash borer on the computer to learn more about the subject.

Bobbie Swander, 2509 Morningstar Road mentioned that the Tree Asset Committee has arranged to meet with a NJ State Department of Agriculture entomologist on August 17, 2017 to learn more about the subject and how the Association should respond to the ash borer threat.

XVI. ADJOURNMENT

George Swander asked for a motion to adjourn the meeting. Joe Daurio offered the motion to adjourn, second offered by Bob Wehner. **ALL IN FAVOR, MOTION PASSED.** The meeting was adjourned at 8:40 P.M. The next general membership meeting is scheduled for Thursday, October 19, 2017 at 7:30 P.M.

Respectfully submitted,

Chuck Braun/Community Manager
Four Seasons at Wall HOA/FirstService Residential