

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION, INC.
2519 Sparrowbush Lane, Manasquan, NJ 08736
Tel. 732-223-2289 Fax 732-223-7120

BOARD OF TRUSTEES OPEN MEETING
Wednesday, September 20, 2017

MINUTES

An Open Meeting of the Board of Trustees of the Four Seasons at Wall Homeowners Association was scheduled for Wednesday, September 20, 2017, at 11:00 A.M. at the Four Seasons at Wall clubhouse located at 2519 Sparrowbush Lane, Manasquan, New Jersey.

I. CALL TO ORDER

George Swander called the meeting to order at 11:15 A.M.

II. ROLL CALL

The following individuals were in attendance:

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

Board Officer: Ray Kaden, Treasurer

Management: Chuck Braun, Community Manager
FirstService Residential

III. APPROVAL OF MINUTES

Bob Wehner offered the motion to approve the minutes of the September 6, 2017 open meeting with one correction noted and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

IV. NEW BUSINESS

A. One House & Rec Committee Approved Activity Request: 1) Friday Night Movie Group's Annual Pizza Party on 10/18/17. Joe Daurio offered the motion to approve the one activity request and Bob Wehner offered the second. **ALL IN FAVOR, MOTION PASSED**

B. New Dimensions Landscape & Design Proposal: The Board Members approved the New Dimensions Landscape and Design proposal for the amount of \$1,500.00 to perform the initial invasive phase of work on the bocce courts. This approval was done as a result of the discussion the Board Members held with homeowner Anthony D'Altrui who agreed to volunteer to head up the effort for the bocce court renovations. Joe Daurio offered the motion to approve this segment of the proposal as recommended and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

C. Tennis Courts Drainage Bed Proposals: The Board Members were in receipt of three proposals to create a drainage bed at the north perimeter of the community's tennis courts. The Board Members approved the proposal from Thorpe Landscaping and Nursery for a total of \$1,314.56. Bob Wehner offered the motion to approve the selected proposal and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

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D. Well #15 Wiring Issues Proposal: The Board Members were in receipt of two proposals, one from DTE and one from Tech Electric, to resolve the wiring issues in areas connected to well #15. The Board Members elected to approve the Tech Electric proposal for an amount not to exceed \$6,000 based upon the planned course of correcting the problems following a preliminary review of the field equipment in the affected areas. Joe Daurio offered the motion to approve the purchase and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

V. TREASURER'S REPORT

Ray Kaden, Board Treasurer, discussed and/or reviewed the following with the Board Members:

- Operating Fund variances for August 2017 and year to date
- Delinquency – closed 09/18/17, received \$39,170 from seller and that amount represents all fees, including interest penalties owed to the Association.
- Investment activity updated

Bob Wehner offered the motion to accept the Treasurer's Report and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

VI. ADJOURNMENT/NEXT MEETING DATE/TIME

George Swander asked for a motion to adjourn the meeting. A motion was offered by Barbara Roche and the second was offered by David Heskin to adjourn the open meeting. **ALL IN FAVOR, MOTION PASSED.** The meeting was adjourned at 11:32 P.M. on Wednesday, September 20, 2017. The next Open Meeting is scheduled to take place on Wednesday, October 4, 2017 at 11:00 A.M.

Respectfully submitted,

Chuck Braun, Community Manager
FirstService Residential – MidAtlantic Region