

**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, December 20, 2017**

**MINUTES**

An Open Meeting of the Board of Trustees of the Four Seasons at Wall Homeowners Association was scheduled for Wednesday, December 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**

Joe Daurio called the meeting to order at 11:39 A.M.

**II. ROLL CALL**

The following individuals were in attendance:

Board Members:	Joe Daurio, President David Heskin, Vice President George Swander, Secretary Barbara Roche, Assistant Treasurer Bob Wehner, Trustee at Large
Board Officer:	Ray Kaden, Treasurer
Management:	Chuck Braun, Community Manager FirstService Residential

**III. APPROVAL OF MINUTES**

David Heskin offered the motion to approve the minutes of the December 6, 2017 open meeting as presented and George Swander offered the second. **ALL IN FAVOR, MOTION PASSED.**

**IV. NEW BUSINESS**

**A. Four House and Rec Activity Requests:** The Board Members approved the following four House and Rec Committee activity requests: **1)** Mah Jongg's Holiday Luncheon at Rella's in Brielle on December 11, 2017, **2)** Nurses Club Sponsored Hearing Tests in Conjunction with Meridian Health on December 20, 2017 from 9 AM to 1 PM, **3)** Bowling's End of Season Luncheon on January 4, 2018 at offsite location (MonAlyssa), **4)** Art Studio Film on January 3, 2018 at 3 PM in clubhouse theater. Bob Wehner offered the motion to approve the four activity requests as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

**B. Clubhouse Kitchen Renovation:** The Board Members approved an amount not to exceed \$42,000 for the entire scope of work pertaining to the clubhouse kitchen renovation project. Bob Wehner offered the motion to approve the not to exceed amount for the project and George Swander offered the second. **ALL IN FAVOR, MOTION PASSED.**

**C. Encon Proposal for \$2,003.91 for Leak Detection of E-Tech Unit:** The Board Members approved the proposal as presented. George Swander offered the motion to approve the proposal as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

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**D. AQC Proposal for \$422.16 for Acid Cleaning of Locker Room Shower Staging Areas:** The Board Members approved the proposal as presented. Barbara Roche offered the motion to approve the proposal as presented and George Swander offered the second. **ALL IN FAVOR, MOTION PASSED.**

**E. Donation to Wall Township Police PBA:** The Board Members approved the donation of \$500.00 to the Wall Township PBA. David Heskin offered the motion to approve the donation amount of \$500.00 and Barbara Roche 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:

- Update on capital reserve expenditures year to date
- Working Capital Fund is at \$130,000 as of 11/30/17
- Update on Replacement Reserve Funds – analysis finds the RRF overfunded. Take another look at it in a year from now for any possible action.
- Operating Fund Budget – December 2017 and year to date reviewed – favorable variance at this time
- Investments updated

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

**VI. ADJOURNMENT/NEXT MEETING DATE/TIME**

Joe Daurio asked for a motion to adjourn the meeting. A motion was offered by Barbara Roche and the second was offered by Bob Wehner to adjourn the open meeting. **ALL IN FAVOR, MOTION PASSED.** The meeting was adjourned at 12:02 P.M. on Wednesday, December 20, 2017. The next Open Meeting is scheduled to take place on Wednesday, January 3, 2018 at 11:00 A.M.

Respectfully submitted,

Chuck Braun, Community Manager  
FirstService Residential – MidAtlantic Region