

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 6, 2017

MINUTES

An Open Meeting of the Board of Trustees of the Four Seasons at Wall Homeowners Association was scheduled for Wednesday, December 6, 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 11:50 A.M.

II. ROLL CALL

The following individuals were in attendance:

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

III. APPROVAL OF MINUTES

David Heskin offered the motion to approve the minutes of the November 15, 2017 open meeting as presented and George Swander offered the second. **ALL IN FAVOR, MOTION PASSED.**

IV. NEW BUSINESS

A. Steve Berentes Annual Review: The Board Members voted to provide Steve with an increase consistent with what was included in the 2017 Operating Fund budget. George Swander offered the motion to approve the increase as budgeted and Bob Wehner offered the second. **ALL IN FAVOR, MOTION PASSED.**

B. Year End Bonuses: The Board Members approved year-end bonuses consistent with what was included in the 2017 Operating Fund budget. George Swander offered the motion to approve the bonuses as budgeted and Bob Wehner 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:
-Pool contracts renewals negotiated with Candlewood's Mark Jannarone by Craig Sands and Dennis Leonard. They were able to secure a three-year contract in lieu of the two-year contract that was originally offered.

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- Working Capital Fund is at \$130,000 as of 11/30/17
- Update on Replacement Reserve Funds
- Investments updated

Bob Wehner offered a motion to accept the Treasurer's Report and David Heskin 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 George Swander and the second was offered by David Heskin to adjourn the open meeting. **ALL IN FAVOR, MOTION PASSED.** The meeting was adjourned at 12:07 P.M. on Wednesday, December 6, 2017. The next Open Meeting is scheduled to take place on Wednesday, December 20, 2017 at 11:00 A.M.

Respectfully submitted,

Chuck Braun, Community Manager
FirstService Residential – MidAtlantic Region