

FOUR SEASONS AT WALL HOMEOWNERS ASSOCIATION INC.

2519 Sparrowbush Lane, Manasquan, NJ 08736

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

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GENERAL MEMBERSHIP MEETING

Thursday, October 19, 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, October 19, 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, Joe Daurio, called the meeting to order at 7:34 P.M.

II. PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE: Led by Board President, Joe Daurio.

III. ROLL CALL

The following individuals were in attendance:

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

Board Officer: Ray Kaden, Treasurer

Management: Chuck Braun, Community Manager

IV. APPROVAL OF MINUTES

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

V. PRESIDENT'S REPORT

Joe Daurio welcomed everyone to the meeting. He ran through the list of officers as presently seated on the Board as of October 1, 2017.

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Joe Daurio provided an update on maintenance and repairs items: the tennis courts will be resurfaced and a drainage bed will be established on the north outer perimeter of the fence line to eliminate bird bathing on the court surfaces, a new treadmill with connectivity features has been added to the fitness center and has been well received and other equipment in the fitness center will be replaced on an as needed basis, correction of the well #15 wiring issues by using the services of Tech Electric instead of DTE saved the Association about \$3,000.00, replacement of the water fountains on the main level of the clubhouse at a cost of \$1,500.00, new furnishings for the clubhouse library, soap dispensers have been installed in all the locker room showers, the replacement of two complete window units in the billiard room at a cost of \$5,700.00.

Following the October 11, 2017 Meet and Greet with Wall Township Police Chief Ken Brown and his staff that featured the portable prescription drug drop box, information on home security and the reverse 911 system (Everbridge), the Board and the police agreed to hold another such meeting in the next six months or so. Chief Brown and some of his staff are also willing to come to a general membership meeting to provide statistics and engage in some Q & A.

Looking ahead, the Board is working toward the renovation of the bocce courts which are used by about 150 people. The croquet court is being renovated by DTE by following a protocol provided by Steven Barlow of Barlow's in Sea Girt and should be in much better shape for the 2018 season.

The Board will be looking into some possible amendments to the governing documents. Estimated timeline is to have the information out to the community in January 2018, ballots out by the end of April 2018.

The Board's liaison to the ACC advised the Board that at a recent meeting that information came to them from several residents that would provide for slight variations in mailbox and garage door design. Joe commented that the entire Board was receptive to these fresh ideas.

Joe informed the audience that Tom Kane will resign as the chairman of House and Rec effective November 1, 2017. Joe noted that the chairmanship is an important position. No one has agreed to take on the position. Joe Daurio, with the help of David Heskin, will step into the role for the interim, but cannot do it for an extended period of time. Joe added that it may be necessary to look at hiring a paid part-time activities director. Joe remains hopeful that someone from the community will step up.

VI. TWO HOUSE AND RECREATION COMMITTEE ACTIVITY REQUEST: 1) ART STUDIO'S MOVIE SHOWING ON WEDNESDAY, OCTOBER 25, 2017, 2PM IN THEATER, 2) BOOK CLUB MEETING SECOND MONDAY OF EACH MONTH (TIME CHANGE FROM 7 PM TO 4:30 PM)

Joe Daurio asked for a motion to approve the two activity requests as presented. David Heskin offered the motion to approve the two activity requests as presented and Bob Wehner offered the second. **ALL IN FAVOR, MOTION PASSED.**

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VII. AQC PROPOSAL WITH A TOTAL COST OF \$529.00 FOR CLEANING OF BALLROOM CARPETING

Joe Daurio asked for a motion to approve the proposal as presented. George Swander offered the motion to approve the proposal as presented and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

VIII. CONTRIBUTION OF \$806.21 TO BRING THE H & R HOUSE ACCOUNT BALANCE TO \$2,500

Joe Daurio asked for a motion to approve the Association's contribution to House and Rec. Bob Wehner offered the motion to the contribution as presented and Barbara Roche offered the second. **ALL IN FAVOR, MOTION PASSED.**

IX. BOARD TREASURER RAY KADEN'S PRESENTATION OF 2018 OPERATING FUND BUDGET

Board Treasurer provided the audience with an overview of the 2018 Operating Fund Budget that is partly predicated on certain assumptions that had to be made to prepare it. There is an \$80,000 shortfall that will be addressed in part by a \$40,000 favorable variance offset, but the other \$40,000 will have to come from an increase in homeowner maintenance fees. Ray has proposed a \$25.00 per quarter increase in the fees from \$850.00 to \$875.00. Ray asked the Board to consider adopting the 2018 budget as proposed.

Joe Daurio asked for a motion to approve the 2018 Operating Fund Budget. George Swander offered the motion to approve the budget as presented by Ray and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

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

Barbara Roche reported that she, David Heskin, Bob and Ellen Taylor, Theresa D'Andria, Sandy DeGrande are looking at the functionality of the clubhouse kitchen for the community's future use and needs.

XI. AUDIENCE PARTICIPATION

-Ann Alexander, 2510 Sparrowbush Lane, addressed three common area planting beds that are in the vicinity of her house that do not look very good. Two are devoid of

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plantings and a third has open spaces where trees have been lost over the years. She would like for the Association to take a look at them to see what can be done.

Management responded that he would arrange to come over to review the planting beds with her and take the matter to the Grounds and Irrigation Committee for further consideration.

XII. ADJOURNMENT

Joe Daurio asked for a motion to adjourn the meeting. Bob Wehner offered the motion to adjourn, second offered by Barbara Roche. **ALL IN FAVOR, MOTION PASSED.** The meeting was adjourned at 8:26 P.M. The next general membership meeting is scheduled for Thursday, January 18, 2018 at 1:30 P.M.

Respectfully submitted,

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