

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, March 7, 2018

MINUTES

An Open Meeting of the Board of Trustees of the Four Seasons at Wall Homeowners Association was scheduled for Wednesday, March 7, 2018, at 11:30 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 11:44 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 (via phone) Bob Wehner, Trustee at Large (via phone)
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Board Officer:	Ray Kaden, Treasurer
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Management:	Chuck Braun, Community Manager FirstService Residential
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III. APPROVAL OF MINUTES

George Swander offered the motion to approve the minutes of the February 21, 2018 open meeting as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

IV. NEW BUSINESS

A. Three House & Rec Committee Approved Activity Requests: 1) Art Studio – presents an Art Film on 3/14/18 at 2 PM, 2) Art Studio – Art Expression on 03/21/18 2:30 PM to 4:30 PM in multi-purpose room, 3) Women’s Club Sunset Dessert on 06/07/18 from 6 PM to 10 PM in foyer, ballroom and on veranda. David Heskin offered the motion to approve the three activity requests and George Swander offered the second. **ALL IN FAVOR, MOTION PASSED.**

B. Geary Agreement and Eosso Bros. Paving Proposal: The Board Members approved the Geary agreement as returned from counsel. In conjunction with the agreement, the Board approved the Eosso Bros. Paving proposal with a total cost of \$2,458.13 for the roadway opening and closing in the vicinity of 2555 Morningstar Road. George Swander offered the motion to approve the agreement as presented and the related proposal and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

C. Two Eosso Bros. Paving Proposals: The Board Members approved the Eosso Bros. Paving proposal with a total cost of \$8,743.25 lower a manhole cover to grade in the clubhouse loop, remove 135 sq. ft of asphalt and replace with new asphalt to correct grade in clubhouse loop and rebuild catch basin box in clubhouse loop in first handicap parking space. The Board also approved a second Eosso Bros. Paving proposal with a total cost of \$4,584.88 to correct a sinkhole condition has been caused by the failure of a connector pipe that runs between a

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catch basin in the clubhouse parking lot and one on Sparrowbush Lane near 2520 Sparrowbush Lane. George Swander offered the motion to approve the two proposals as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

D. Ruding & Wood Proposal to Refinish Foyer Coffee Table Top: The Board Members approved the proposal with a total cost of \$263.25 to dewax and refinish the clubhouse foyer coffee table. David Heskin offered the motion to approve the proposal as presented and George Swander offered the second. **ALL IN FAVOR, MOTION PASSED.**

E. 2018 Season Pool Rules: The Board Members approved the 2018 season pool rules with the additions and revisions agreed to by the Board Members. David Heskin offered the motion to approve the 2018 season pool rules as amended and George Swander 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:

-February 2018 financial report – expected to be received from FirstService Residential Staff Accountant, Helen Vo, during the week of March 12, 2018

-Audit process for year ending December 31, 2017 is proceeding. The first draft of the audit should be in hand in April 2018.

-Investments updated

-Insurance – no outstanding claims at this time

George Swander 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 David Heskin and the second was offered by George Swander to adjourn the open meeting. **ALL IN FAVOR, MOTION PASSED.** The meeting was adjourned at 11:51 A.M. on Wednesday, March 7, 2018. The next Open Meeting is scheduled to take place on Wednesday, March 21, 2018 at 11:30 A.M.

Respectfully submitted,

Chuck Braun, Community Manager
FirstService Residential – MidAtlantic Region