

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, February 6, 2019

MINUTES

An Open Meeting of the Board of Trustees of the Four Seasons at Wall Homeowners Association was scheduled for Wednesday, February 6, 2019, at 11:00 A.M. at the Four Seasons at Wall clubhouse located at 2519 Sparrowbush Lane, Manasquan, New Jersey.

I. CALL TO ORDER

Barbara Roche called the meeting to order at 11:15 A.M.

II. ROLL CALL

The following individuals were in attendance:

Board Members:	Barbara Roche, President Marilyn Carpini, Secretary Bob Beddes, Asst. Treasurer Bruce Rosenberg, Trustee at Large
Board Officer:	Ray Kaden, Treasurer
Management:	Chuck Braun, Community Manager FirstService Residential
Board Member Excused:	Tom Coyle, Vice President

III. APPROVAL OF MINUTES

Barbara Roche asked for a motion to approve the minutes from the January 2, 2019 open meeting. Bob Beddes offered the motion to approve the minutes as presented and Marilyn Carpini offered the second. **ALL IN FAVOR, MOTION PASSED.**

IV. NEW BUSINESS

A. 18 House and Rec Committee Approved Activity Requests: 1) Mah Jongg in Ladies Card Room on Mondays - 1 PM to 4 PM, Wednesdays - 1 PM to 4 PM, Thursdays - 7 PM to 10 PM and Fridays, Saturdays and Sundays – 1 PM to 4 PM, **2)** Mah Jongg in Ladies Card Room on Tuesdays from 12:30 PM to 4 PM, **3)** Bridge in Ladies Card Room Every Other Thursday from 12:30 PM to 5 PM, **4)** Bridge in the Men’s Game Room on Wednesdays from 12:30 PM to 4:30 PM, **5)** Duplicate Bridge in Men’s Game Room on 2nd and 4th Monday from 12:30 PM to 5 PM, **6)** Duplicate Bridge 1st and 3rd Monday from 12:30 PM to 5 PM, **7)** Duplicate Bridge on Tuesdays in Men’s Game Room from 12:30 PM to 5 PM, **8)** Bridge in Men’s Game Room Every Other Tuesday from 12:30 PM to 4:30 PM, **9)** Singles Club Meeting/Program in Ballroom on 3rd Monday of Each Month at 6 PM, **10)** Nurses Club Sponsored Chair Yoga w/Jennifer (Third Installment) in Multi-Purpose Room on Tuesdays at 2 PM from February 19, 2019 through April 9, 2019, **11)** Events Planning Committee’s St. Patrick & St Joseph Party in Ballroom on March 7, 2019 from 6 PM to 9 PM, **12)** Women’s Club Sponsored Bake Sale in Ballroom on April 13, 2019 from 10 AM to 12:30 PM, **13)** Events Planning Committee’s Kentucky Derby Viewing Party in Ballroom on May 4, 2019 from 5 PM to 7 PM, **14)** Events Planning Committee’s Jukebox Legends (50’s, 60’s 70’s) Party in

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Ballroom on June 20, 2019 from 6 PM to 9 PM, **15)** Golf Club Sponsored Day at the Races at Monmouth Park on August 23, 2019, **16)** Events Planning Committee Presents the “Brass Tacks Orchestra” on September 12, 2019 from 7 PM to 10 PM, **17)** Events Planning Committee Presents Casino Night in the Billiard Room and Ballroom on October 24, 2019 from 7 PM to 10 PM, **18)** Four Seasons Chorale Holiday Concert Rehearsals in Ballroom on Tuesdays starting on September 24, 2019 through November 26, 2019 from 4:30 PM to 6 PM. Marilyn Carpini offered the motion to approve the first seventeen activity requests as presented and Bruce Rosenberg offered the second. **ALL IN FAVOR, MOTION PASSED.** The Board members did not approve the Chorale Rehearsals (#18) due to the fact that it conflicts with Bingo. There is also the fact that the rehearsals are being proposed from 4:30 PM to 6 PM due to the piano accompanist’s availability. The Board suggested they may have to consider another accompanist.

B. Candlewood Management Service Proposal for Total of \$139.49 to Replace Indoor Pool and Spa Drain Covers and Candlewood Management Services Proposal for Total of \$789.03 to Replace Four Outdoor Pool Drain Covers: The Board Members approved both proposals as presented. Marilyn Carpini offered the motion to approve both proposals and Bruce Rosenberg offered the second. **ALL IN FAVOR, MOTION PASSED.**

C. Gym Source Proposal for Total Cost of \$2,450.24 for one True CS 400 Recumbent Bike with Emerge Console: The Board Members approved the Gym Source proposal as presented. Marilyn Carpini offered the motion to approve proposal as presented and Bob Beddes offered the second. **ALL IN FAVOR, MOTION PASSED.**

D. Innovative Pressuring Cleaning Proposal for Total of \$10,033.41 for Pressure Cleaning Multiple Surfaces at Multiple Areas and Restoration of 31 Benches: The Board Members approved the Innovative Pressure Cleaning proposal as presented. Bob Beddes offered the motion to approve proposal as presented and Marilyn Carpini offered the second. **ALL IN FAVOR, MOTION PASSED.**

E. Premier Climate Control Proposal for Total of \$3,075.00 for Spring and Fall Services to All Gatehouse and Clubhouse HVAC Systems (Including Commercial Tonnage Units): The Board Members approved the Premier Climate Control proposal as presented. Marilyn Carpini offered the motion to approve proposal as presented and Bob Beddes 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:

- Review of snow clearing expenses summary for the period from 2014 through 2018.
 - Contracts: discussion about lawn service and maintenance proposals have been narrowed to the one from LMS and BDL. Interviews are scheduled for this afternoon with both contractors for Q & A and to ask for the best and final.
 - No investment activity
 - The January 2019 financial report is expected on or about February 8, 2019 from FirstService Residential.
- Bob Beddes offered a motion to accept the Treasurer’s Report and Bruce Rosenberg offered the second. **ALL IN FAVOR, MOTION PASSED.**

VI. ADJOURNMENT/NEXT MEETING DATE/TIME

Barbara Roche asked for a motion to adjourn the meeting. A motion was offered by Marilyn Carpini and the second was offered by Bruce Rosenberg to adjourn the open meeting. **ALL IN FAVOR, MOTION PASSED.** The meeting was adjourned at 11:22 A.M. on Wednesday, February 6, 2019. The next Open Meeting is scheduled to take place on Wednesday, February 20, 2019 at 11:00 A.M.

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Respectfully submitted,

Chuck Braun, Community Manager
FirstService Residential – MidAtlantic Region