

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 7, 2018

MINUTES

An Open Meeting of the Board of Trustees of the Four Seasons at Wall Homeowners Association was scheduled for Wednesday, February 7, 2018, 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 12:50 P.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

Management: Chuck Braun, Community Manager
FirstService Residential

Board Officer Excused: Ray Kaden, Treasurer

III. APPROVAL OF MINUTES

David Heskin offered the motion to approve the minutes of the January 3, 2018 open meeting as presented and Bob Wehner offered the second. **ALL IN FAVOR, MOTION PASSED.**

IV. NEW BUSINESS

A. Three House & Rec Committee Approved Activity Requests: 1) Duplicate Bridge, 1st, 3rd and 5th Monday of the Month in Men's Game Room, 2) Duplicate Bridge, 2nd and 4th Monday of the Month in Men's Game Room, 3) Art Studio – Faces II on January 31, 2018 2 PM to 4 PM in Ballroom: George Swander offered the motion to approve the three activity requests and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

B. Bocce Courts Renovation: The Board Members approved an amount not to exceed \$16,500.00 for the complete renovation of the community's two bocce courts. George Swander offered the motion to approve the not to exceed amount as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

C. Ice Machine Purchase: The Board Members approved the purchase of a new ice machine from Ice Machines Plus for a total of \$2,369.00. David Heskin offered the motion to approve the proposal as presented and George Swander offered the second. **ALL IN FAVOR, MOTION PASSED.**

D. Keith Walsh Plumbing Proposal: The Board Members approved the Keith Walsh Plumbing proposal for the installation of the new ice machine with a total cost of \$370.00. Bob Wehner offered the motion to approve the proposal as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

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E. CertaPro Painters Proposal: The Board Members approved the CertaPro Painters proposal for repairs and painting in the women's locker room and the complete repainting of the fitness center ceiling for an amount not to exceed \$2,827.74. George Swander offered the motion to approve the not to exceed amount as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

F. Universal Fitness Quarterly Service Proposal: The Board Members approved the Universal Fitness proposal for quarterly service for the fitness center equipment for \$250.57 per quarter. Bob Wehner offered the motion to approve the proposal as presented and David Heskin offered the second. **ALL IN FAVOR, MOTION PASSED.**

V. TREASURER'S REPORT

Barbara Roche, Asst. Board Treasurer, discussed and/or reviewed the following with the Board Members:

- Update on capital reserve expenditures year to date – underspent for the year
- Audit for year ending December 31, 2017 slated to begin and the first draft of the audit should be in hand in April 2018.
- Investments updated
- Insurance – no outstanding claims at this time
- Kitchen renovation and bocce courts renovation increase capital asset spending for 2018 to about \$130,000.00
- Surveillance monitoring upgrade project – 2/3 of the cost from Replacement Reserve Fund (RRF) and the balance from the Operating Fund. This was questioned as it is remembered that Ray Kaden previously stated that the entire amount could be taken from RRF.

David Heskin offered a motion to accept the Treasurer's Report and George Swander 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 1:26 P.M. on Wednesday, February 7, 2018. The next Open Meeting is scheduled to take place on Wednesday, February 21, 2018 at 11:30 A.M.

Respectfully submitted,

Chuck Braun, Community Manager
FirstService Residential – MidAtlantic Region