



ESSEX PARK CONDO ASSOCIATION

Managed By: Cedarcrest Property Management
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(973) 228 5477

Board of Trustees Open Meeting – December 15, 2016

Open Session: Joe Rotonda (JR), Michael Priore (MP), Anthony Busanic (AB), Jimmy Russomano (JiR), Nicole OpDenBosch (NO), Mike Freda (Mike F) Kat Gyongyosi, Alfonse Santos and Attorney Jeff Sirot (JS)

- 1) Call to order 7:00 PM JR – NO - seconded
- 2) Establish Quorum
- 3) Approval of November 2016 Meeting Minutes – Will approve thru emails
- 4) Resident Forum (Remarks/Questions from Residents) Malena Mushtare 603 – said Annual meeting did not happen – it was only an election. JS said he respectfully disagrees. Pat Wilcox 501. – Brought up that a resident was arrested on the news. And wanted to know what the screening process is for renting to tenants. Mike F- It is fee simple and the owners are responsible. He says that the Board is making decisions behind closed doors for the community. Malena and Pat asked why did we propose the resolution? JR said that there are many people arguing to rent. The Board is impartial to the vote. JS said he will counsel on what we can do to run background checks on residents. The Board will discuss options. Pat brought up can we fine the real estate agent if they own a unit and they are trying to rent units can we fine the unit owner too? The Board will discuss with the attorney.
- 5) Management Report-
 - a. Still no quorum on resolution vote.
- 6) Essex Park: 2017 Budget
 - A) No raise in HOA fees for 2017 (11th Consecutive Year)
- 7) Clubhouse tile and bathroom redo
 - a. Its done per JiR and we received refund for their issues finishing the project
- 8) Essex Park Food Drive running until **12/20**
 - A) Drop off all items in the clubhouse hallway leading to the pool area
- 9) Garbage/Recycling Review and Update – Al is patrolling to fine violators
- 10) Cleaning up after pets – Mariel (501) suggested to put pet waste station by back gate. Second station to be determined.
- 11) 2017 Pool Season
 - A) A new company will be onsite for the 2017 season
 - B) Any resident who has money owed on their account will not be eligible to receive pool passes until account is current.

Adjourned 8:30pm