



ESSEX PARK CONDO ASSOCIATION

Managed By: Cedarcrest Property Management
91 Clinton Road Suite 2D
Fairfield, N.J. 07004
(973) 228 5477

Board of Trustees Open Meeting – April 13, 2017

**Joe Rotonda, Nicole OpDenBosch, Anthony Busanic, Jimmy Russomano and Mike Priore
Attorney: Dan Henkel CPM: Mike Freda, Kat Gyongyosi, Al Santos**

1. Call Meeting to order 7:04
2. Approval of March Meeting Minutes 3/9/17 – JR Motioned – AB seconded
3. Parking
 - a. Gate Tags
 - b. Residents must register all and new vehicles
 - c. 15 MPH at all times
 - d. Watch out for children
4. 2017 Pool Season
 - a. Pool Tags
 - b. Pool Dates and Procedures
 - c. Any unit owing money will not be given passes until current
 - d. Pool Rules strictly enforced
 - e. New Pool Company
 - f. No one admitted without a valid 2017 sticker
5. Essex Park Newsletter (Nicole)
 - a. Quarterly newsletters
 - b. Will address pool rules and make announcements
6. Snow Management
 - a. Repairs – Contractor is repairing all damages that were made with snow removal. Sod needs to come in, Fence and Belgian blocks.
7. Belgian Blocks repointing
 - a. Proposals and bids will be collected.
8. Landscaping and Common Areas – Jimmy Russomano
 - a. Park bench installation – Benches have arrived and will go into Former bocce area/Gazebo
 - b. Clean up of area – removed dead bushes will add cigarette butt collector and garbage can for the area.
 - c. Flowers and plantings – being ordered
 - d. Irrigation start up – almost complete
 - e. Water feature – there is no issues, one of the urns had a pressure issue and is now working great
9. Clubhouse
 - a. Bathrooms – 100% Done
 - b. Kitchen – Tile needs to be reordered
 - c. Carpet is clean and \$80 was the cost.

Homeowner Comments

- Resident questions/ Remarks
- Please state your name and unit number 601 Hero Way – Oliveira
 - Was parking by building 1 and someone came out and questioned her with a clipboard. Saying she couldn't park there, Residents can park in residents spots no matter what building. He was a tenant and harassed her making her feel very uncomfortable with her children.

Adjourn: 7:35pm



CITY HOMES AT ESSEX PARK CONDO ASSOCIATION

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Board of Trustees Closed Meeting – April 13, 2017

**Joe Rotonda, Nicole OpDenBosch, Anthony Busanic, Jimmy Russomano and Mike Priore
Attorney: Dan Henkel CPM: Mike Freda, Kat Gyongyosi, Al Santos**

Closed session: 7:37pm

1. Delinquencies –Kummah – We signed and notarized Lien on the unit and gave it to Dan Henkel
1310 – Tipping Point – went to Bank and bank is now selling the unit.
Units behind - will have gate tags shut off
2. Draft Audit Review
 - a. Sign representation letter – JR will sign
3. Falcon Report
4. Dryer Vent Update
5. Old Business
6. New Business
 - a. 2017 Spring /Summer Projects
 - i. Cameras- Anthony B
 1. GEO Vision – AB meant with them and walked the property. Could set up wireless system and power over wireless network. We would have to schedule to enter in attics of possible corner units to mount.
 2. Gate cameras would have license recognition
 3. Our current cameras could be integrated into that system
 4. AB made an appointment with Reliant to get a bid
 5. AB made another appointment with Protel to get a bid
 - ii. Community Events – Easter Egg Hunt next year?
 - iii. Also send invoices for emergency roof repair to Mike Priore
7. Adjourn: 7:57pm