



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 – May 11, 2017

Open Session: Joseph Rotonda, Michael Priore, Anthony Busanic, Nicole OpDenBosch and Jim Russomano

CPM: Michael Freda, Kat Gyongyosi, Al Santos and Anthony Freda

1. Call Meeting to order; 7:02pm
2. Approval of March Meeting Minutes 4/13/17 with Changes JR Motioned and MP seconded. Board Approved.
3. Parking
 - a. Gate Tags – possible new vendor
 - b. Residents must register all and new vehicles
4. 2017 Pool Season
 - a. Pool Tags validation started
 - b. Pool Rules strictly enforced
 - c. No one admitted without a valid 2017 sticker
 - d. As we validate badges we are updating all information of residents.
5. Landscaping and Common Areas
 - a. Flowers, plantings and mulching Jim R walked with Landscaper and need 13-15 flats of perennials
 - b. Irrigation start up complete
6. Belgian Blocks repointing
 - a. Proposals and bids could not be collected. They want to give information as time and material. Approximately \$60-\$70 an hour plus material.
Approximately in one week One Call will come to site – weather permitting.
7. Collected ring bells to return
8. Building 10 needs siding
 - a. Had defective siding
9. Homeowner Comments
 - Resident questions/ Remarks
 - Please state your name and unit number

Adjourned 7:14pm



CITY HOMES AT ESSEX PARK CONDO ASSOCIATION

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Board of Trustees Closed Meeting – May 11, 2017

1. Delinquencies
2. Financials
3. Dryer Vents we are down to 6 units
4. Falcon Report
5. Counting of Rental Resolution Vote
 - a. Scheduled for June meeting
6. Old Business
7. New Business
 - a. 2017 Spring /Summer Projects
 - i. Cameras- Anthony B
 - ii. Community Events
8. Adjourn