



CITY HOMES AT ESSEX PARK CONDO ASSOCIATION

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

**Board of Trustees Open Meeting – January 10, 2019**

**Board: Joseph Rotonda, Michael Priore, Anthony Busanic, Nicole OpdenBosch and Jimmy Russomano**

**CPM: Mike Freda, Alfonse Santos and Kat Gyongyosi**

**Legal: Ellen Goodman**

1. Call Meeting to order 7:00pm
2. Holiday Decorations
3. Dryer Vents – Fine on the 15<sup>th</sup> - \$25 fine per day as of the 1<sup>st</sup> of the year
4. Screen Repair - \$25 a week as of January 15<sup>th</sup>
  - a. Unit 307 wants to know if we need to replace the screens annually. Boards said only if they are ripped.
5. Management Report
6. Change to Bylaws-Voting
  - a. Approved – only two negative votes
  - b. Attorney will record the change to the bylaws.
7. Community Members Actions
  - a. Speeding
    - i. We need to invest in security cameras
    - ii. Get temp cameras for now
  - b. Stop Signs
  - c. Smoking
  - d. Pet Clean Up
    - i. We need a census with dog registration and picture of dog
  - e. Common Area Upkeep
8. Clubhouse/Community Ascetics
9. Pool Season
  - a. New Company for 2019

- i. Bid for 1 lifeguard
- ii. Board must meet the lifeguard staff
- iii. Everyday pool opens from Memorial Day until Labor day weekend

10. Money on Accounts

11. Community Events

- a. Two family movie nights
- b. One adult swim night
- c. Pool opening

Adjourn