



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 – April 11, 2019

Open Session: 7:00pm

Board: Joseph Rotonda, Jim Russomanno, Anthony Busanic and Nicole

OpDenBosch Absent: Mike Priore

Attorney: Ellen Goodman

CPM: Mike Freda, Kat Gyongyosi and Al Santos

1. Driving, Speeding, and Parking

- Speed coming into gate: 5 MPH
- Driving in the Community: 15 MPH
- Observing Stop Signs and Speed Bumps
- Fire Lane Parking
- Registration of Cars
 - No more than 30 days after purchase
 - Cannot park in visitors
 - MUST purchase a new tag

2. Pool Tags

- Must agree/sign rules when picking up tags
- Outstanding balances on accounts

3. Buildings and Grounds

- Speed bumps repaired
- Sewer Grates Painted/Repaired
- Boxes and Wires on side of buildings repaired
- Sign bases painted and repaired
- Landscaping
- Lighting and Phase III Lighting Project
- Belgium Block Repair
- Clubhouse

4. Community Events

- Pool Opening Event- May 26 and looking at Sunday for Rain Date
- Yoga Mornings

- Two Movie Nights
 - Adult Swim Night
 - Wine and cheese night
 - Halloween
 - Holiday Tree Lighting
5. Garbage/Recycling
- With the warmer weather please abide by garbage/recycling times to put out.
6. Management Report
- Screen Repair – Screens do not need to be put in
 - Dryer Duct – down to eight left
7. Homeowner Comments
- Resident questions/ Remarks
 - Please state your name and unit number
 - Five minutes per Resident
 - Joe Fantozzi -asked about election resolution – Ellen Goodman will answer - resident owners must live there two years prior to running for the Board.

Adjourn 7:21pm

Unit 1011 – Kristy McGlaughlin

Discussed Issues with Ellen Goodman

She has a Montclair Unit