



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 – June 13, 2019

**Board: Joseph Rotonda (JR) Jim Russomano (JiR) Mike Priore (MP) Nicole OpDenBosch (NO)
and Anthony Busanic (AB)**

Legal: Ellen Goodman

CPM: Mike Freda, Al Santos and Kat Gyongyosi

Open Session:

- 1. Driving in Essex Park**
 - a. 15 MPH always
 - b. Stop Signs and Speed Bumps
 - c. Watch for Children Playing/Residents in the Streets

- 2. Management Report**
 - a. Mason is onsite
 - i. Repairing walkways
 - ii. Repairing bricks
 - iii. Belgian block

- 3. Garbage/Recycling in Summer Months**
 - a. All bags must be placed in cans/containers
 - b. Put out at or after 5:00 PM the evening before collection
 - c. Pet waste bags must be disposed of in waste containers or in units not at front doors or behind bushes. (This can attract unwanted visitors)

- 4. Buildings and Grounds Report**

- a. Phase III Lighting
 - i. Perimeter lighting has started.
- b. Door Painting
 - i. Down to 7 doors – Al is finishing.
- c. Landscaping
 - i. Planting trees and replacing shrubs dying. Having trouble finding the right shrub
- d. Pool
 - i. Heater is being installed tomorrow.

5. Neighbor to Neighbor Contact and Conflict

- a. There is nothing wrong with trying to settle a dispute if it is done respectfully and amicably.
- b. When having a personal conflict with a neighbor, in most cases it is better to report to management.
- c. Having an argument with a neighbor out in the open allows others to become aware of the issue.
- d. Be especially mindful during quiet hours when others can be disturbed.

6. Public Events

- a. Thank you to all who attended the pool opening party
- b. Family Movie Night – Friday, July 12 and Friday, August 16 (both rain dates to be determined)
- c. Adult Swim- Friday, August 2 (rain date to be determined)
- d. Halloween Candy for residents
- e. Wine and Cheese Social – TBD
- f. Holiday Tree and Hot Cocoa – TBD

7. Approved Items for Modification

- a. All approved items such as door handles, storm doors, doorbells etc. are on the community website. Must submit a modification request to management and be approved before installing. (Does not apply to RING doorbells.)

8. Homeowner Comments

- a. Resident Questions / Remarks
 - i. Please state your name and unit number
 - ii. 5 minutes for each resident
 - iii. Joe Fantonozzi - 1405 - thanked Jimmy for the trees - looks like a park. Thanked Nicole for the pool opening party. Also thanked for speeding and dog waste signs.
 - iv. Bob D'Angelo 1016 suggested another pool trash can

Adjourn:7:21pm

Reminder:

No Meeting the Month of July, August is a closed session.

Next open meeting is Thursday, September 12th, at 7:00 PM

Have a Safe and Relaxing Summer!!