



## 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 – Thursday, September 12, 2019**

**Open Session: 7:02pm**

**Closed Session: Joseph Rotonda, Jim Russomano, Nicole OpDenBosch;  
Anthony Busanic**

**Absent: Michael Priore**

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

#### **Post meeting minutes for June**

1. 2019 Pool Season
  - a. Successful
  - b. Security
  - c. Pool Company
  - d. New Heater and Filter
2. Spring/Summer 2019 Projects
  - a. Phase III Lighting
  - b. Flagpole (Dedication November 2019)
  - c. New Building Signs
  - d. Curb/Stone Repointing
  - e. Landscaping
  - f. EP Instagram Page: [essex\\_park\\_belleville](#)
  - g. Text System
3. Reminder:
  - a. When an exterior bulb stops working do not replace, alert management and it will be replaced. All bulbs must remain uniform.
4. Driving and Parking
  - a. Speeding in the Community
  - b. 15MPH always
  - c. 5MPH at the gate
  - d. Updated Gate Paint/Reflectors
5. Management Report

6. Community Events

- a. Halloween
- b. Wine and Cheese/Flag Dedication
- c. Holiday Tree Lighting
- d. 2020 Events

7. Homeowner Comments

- a. Resident Questions / Remarks
- b. Please state your name and unit number
- c. 5 minutes for each
  - i. Mrs Thomas unit 307 asked for a streetlamp
  - ii. Sheena Shin – Complained about unit owners running stop lights