

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
FEBRUARY 21, 2017

MINUTES

The Meeting was called to order at 6:35PM. Those in attendance were:

Nancy Hess

Sandra Barrett

Tamela Mehesy

Thomas McNee via phone

Donna Wilner, Matrix Property Management, Inc.

Anthony Graziani, All Seasons Carpentry

Members approved the Minutes from the December executive meeting.

Ms. Wilner advised the DCA has not yet scheduled the Hearing regarding the Association contesting violations cited on the five year inspection.

Ms. Wilner asked if the Board would consider having Mr. Graziani prepare a list of rear decks in need of repair in order for the Association to require those owners to make the necessary repairs.

Ms. Barrett noted it would be preferable for the Association to first make any needed repairs to the wood tie walls located between rear decks. It was agreed Mr. Graziani will compile both lists, tie walls in need of replacement or repair and rear decks in need of repair. Ms. Barrett also noted it would be best to wait until the matter regarding the grill pads be resolved with the State of NJ before any deck work begins in the event of work interference. At the time owners are advised of needed deck repairs, they will be reminded the Association also permits pavers or cement decks that are in compliance with Association specifications.

Mr. Graziani advised two decks and five sections of fence are scheduled to be replaced next week.

Mr. Graziani was asked to obtain pricing for new park benches.

Mr. Graziani reported the front gutter of 1280/1281 is sagging, likely from ice, and is in need of replacement.

Ms. Barrett advised the post office will install the new mailbox station when weather permits.

Ms. Barrett suggested \$40,000.00 be transferred from the operating account to the deferred maintenance account. Members of the Board agreed.

There being no further business the Meeting was adjourned.