

OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES MEETING
MARCH 20, 2012

MINUTES

The Meeting was called to order at 7:00PM. Those in attendance were:

Nancy Hess
Sandra Barrett
Virginia Jenkins
Tamela Mehesy
Donna Wilner, Matrix Property Management
Anthony Graziani, All Seasons Carpentry

Ms. Hess advised owners, George and Ashley Rodriguez, that the Board will review their request regarding vehicle parking.

Members met with Paul Couvrette of SCE, Inc. and Jim Henderson of Waste Water Management, Inc. to discuss the installation of the permanent generator for the pump station. Mr. Couvrette and Mr. Henderson addressed the Board's questions and concerns. At the conclusion of this session, the Board approved SCE's proposal for engineering services.

The Board approved the Minutes of February 2012.

Ms. Wilner advised the Board that she met with Rite Sharpe at the township municipal offices regarding the Association property which adjoins Elizabeth Street. Ms. Wilner also met with Mr. Lutz of Rockaway Township to inquire about any proposed building projects in Rockaway Township on land which adjoins Association property. Ms. Wilner was advised that at the present time, the only work taking place is on the detention basin. After review of this information, members of the Board declined to consider sale of Association property to owners with adjoining lots on Elizabeth Street.

Members reviewed and approved the proposal from Native Fields Landscaping for installation of irrigation on the right side of Overlook Drive from the cabana down to Westview.

Members reviewed and approved the replacement of a tree damaged during the October storm at 24162 Westview.

Management distributed copies of a proposal submitted by Talon Landscaping for replacement of the tie walls at the end units. Mr. Talon will be invited to attend the next Board Meeting for further discussion. Members also discussed replacing the unit decks which are carpeting over concrete with wood decking. Mr. Talon will also be asked to quote the installation of stone in other areas where railroad ties are on the property.

Members of the Board discussed the attorney's legal opinion regarding Mr. & Ms. Rodriguez' request to permit their Ford Escape with commercial plates and "Prudential Insurance" on the sides to be parked in their driveway. Members voted 3-1 with Ms. Barrett voting against, to approve their request.

Mr. Graziani advised that the postman asked that he postpone adjusting the height of the mailbox at the end of Overlook until he returns from vacation.

There being no further business, the Meeting was adjourned.

The next Meeting date was scheduled for Tuesday, April 24 at 7:00PM.