

**OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF TRUSTEES MEETING**  
**July 25, 2023**

**MINUTES**

The General Session Meeting was called to order at 7:06 pm.

Attending:

Barbara Tarchak, President  
Erin Weimann, Vice President  
Jim Bischoff, Treasurer  
Lisa Mulligan, Secretary  
Monique Iacobacci, Trustee

Anthony Pietras, Associa Community Management Corporation of New Jersey

Property Management opened the meeting.

Mr. Bischoff motioned to approve the June minutes. Ms. Weimann seconded.  
Unanimously approved.

**Committee Reports**

Pool/Tennis/Playground: Ms. Mulligan and Ms. Weimann had nothing to report.

Landscape: Ms. Weimann had nothing to report.

Safety: Ms. Iacobacci had nothing to report.

Communications: Ms. Tarchak reported they are about to re-group.

Website: Ms. Tarchak reported the committee is working with Property Management to coordinate.

Social: Mr. Bischoff had nothing to report.

Parking: Mr. Bischoff had nothing to report.

Property Management reported that June financials were not available to him for his review as of this meeting.

## **Property Management Updates**

The welcome booklet will be posted the next week or two and stated these are the rules in general, and questions should be directed to Property Management.

Pool access has been successful. If there are any issues, owners should contact Property Management.

### **Irrigation system**

- A new company was brought on site.
- The system was not winterized.
- Meter 1 exploded from ice.
- Repairs were made to meter 1.
- The system may be working in 2 weeks.
- If an owner has missing sprinkler heads in the front of their unit, they are to contact Property Management.

Parking violations were reduced in one week. Property Management is waiting for the signed towing company contract.

Owners who break the rules regarding outdoor decorations will begin to be receive violation letters. Owners are not permitted to hang any decorations on their units.

Growing of vegetables outside of units is not permitted.

Outside storage is not permitted on common areas.

Empty flower pots are not permitted outside of units.

The parking problem is working itself out.

The playground has been marked for removal. It is out of code and has cracks, is damaged, and needs the required amount of mulch. It is not deeded. Action: a motion was made to remove the playground by Mr. Bischoff. Ms. Weimann seconded. Unanimously approved.

In the process of getting bids for pool repairs.

Ms. Tarchak stated there is an insect infestation and asked if owners should contact Property Management about this. Property Management stated mulch is not chemically treated to prevent insect infestation and stated owners should contact him if there are any insect issues. Ms. Tarchak asked Property Management to contact Morris County Mosquito Commission for spraying of the property.

## Community Comments/Concerns

- 24133 stated there is a stake behind her unit, as well as rocks falling over. She also mentioned there are residents on her street that did not register their vehicles. Property Management stated that the former property management company did not provide a list of parking sticker numbers and corresponding vehicles.
- 1277 reported a broken cleanout line.
- 423 stated driveway repairs have been approved 3 times and repairs have not been made. Property Management stated they would contact a paving company to do the repairs.
- 1277 stated their driveway needs to be re-paved. Property Management will contact the owner.
- Ms. Tarchak reported that dog waste containers are not being emptied and they are supposed to be emptied weekly.

The annual election was conducted. Final results:

- Ms. Iacobacci: 37 votes
- Ms. Mulligan: 35 votes
- Ms. Hess: 29 votes

Property Management thanked Ms. Tarchak for her service and stated a reorganization meeting will take place.

There being no further business, the meeting was adjourned at 7:48 pm.