

**OVERLOOK VILLAGE CONDOMINIUM ASSOCIATION, INC.**  
**BOARD OF TRUSTEES MEETING**  
**August 23, 2023**

**MINUTES**

The General Session Meeting was called to order at 7:04 pm.

Attending:

Jim Bischoff, President

Erin Weimann, Vice President

Nancy Hess, Treasurer

Lisa Mulligan, Secretary

Monique Iacobacci, Trustee

Anthony Pietras, Associa Community Management Corporation of New Jersey

Mr. Bischoff introduced the board of trustees.

Ms. Iacobacci motioned to approve the July minutes. Action: Ms. Weimann seconded, unanimously approved.

Mr. Bischoff stated there is \$757,287 in reserves, \$50,903 in deferred, and \$319,346 in operating, as of July 31. Ms. Hess stated that the association's Merrill Lynch representative advised to reinvest interest earned in CDs at an interest rate over 4%. The Board agreed with this decision.

Ms. Iacobacci reviewed the Safety Committee report. She noted a speed sign was installed on Overlook Drive, but may need to be moved. The committee discussed installing a "slow" sign to deter speeding. The committee is sending a community map to the Wharton Police Department. Wharton PD suggested we install illuminated street numbers on each unit.

Mr. Bischoff discussed committees and stated that Ms. Iacobacci will remain as the Board liaison for the Safety Committee, he will remain as the Social Committee Board liaison, and Ms. Mulligan will be the new Communication/Website Committee Board liaison. The other committees will meet on an ad hoc basis, when needs arise.

Mr. Bischoff shared his vision as Board President. He thanked the Board for their confidence in him. He stated he is focused on serving the community, following the rules and regulations, and open lines of communication. He requested that all association members familiarize themselves with the Welcome Book and governing documents. He reminded the association that Board members are volunteers, and we should all be respectful to each other.

## **Property Management Report**

- Irrigation system should be ready by next week for full pressure tests. Residents should contact Property Management with any issues regarding the irrigation system.
- Parking violations have improved. A towing contract is being pursued.
- Reminded residents that they are not to hang anything on their units. Any modifications to units or common property (front and rear yards) requires a modification request form sent to Property Management and approved by the Board. This includes planting of any flowers. Owners are responsible for any holes or other damage to the exteriors (envelopes) of their unit(s).
- Reminded owners that if they see illegal or suspicious activity, they are to call the police first. Property Management stated that an owner recently reported 2 people in a car under a blanket in the pool parking lot. He reiterated that he is not a law enforcement officer and these suspicious or illegal activities must be reported to the police.
- Emails and maintenance requests are being answered. When submitting maintenance requests or violations, to please send photos if possible.
- Doody Calls, a dog waste service, has started working on the site once per week (each Tuesday). Dog waste containers will be emptied.
- Reminded owners that growing of vegetables, including containers of vegetables are prohibited.
- The Welcome Book has been emailed and is also available on Town Square.
- Tot lot/playground will be removed tomorrow. Noted this is not deeded; it was an added amenity.

The cost of irrigation system repairs, provided by Environmental Design, to date are \$9247.65. Mr. Bischoff motioned to approve the cost. Action: Ms. Hess seconded, unanimously approved.

The cost of the tot lot/playground removal is \$4217.02. Mr. Bischoff motioned to approve the cost. Action: Ms. Iacobaci seconded, unanimously approved.

Mr. Bischoff thanked Nick and Joanne from Eastview and Ms. Weimann for their commitment to keeping the pool operational by opening and closing, as well as testing the water twice each day.

## **Community Comments/Concerns**

- 26174 asked if Ms. Hess could help generate a more thorough financial statement. Mr. Bischoff responded that the Treasurer will continue to provide reporting as he did as the former Treasurer.
- 26174 asked why some committees were disbanded. Mr. Bischoff responded that the committees were doing fabulous work, for example, the Parking Committee, and ad hoc committees will be formed as necessary. The member asked who

determines this, and Mr. Bischoff stated this will be a determination by the Board and community.

- Concern about letters going to owners with 2 dogs.
- Question about Verizon paying for the repair costs that they caused during the FiOs installation. Property Management he has not been able to get in contact with anyone at Verizon. Valve replacement and backflow/broken pipes were the biggest issues. Stated that now know where pipes are located, and multiple repairs have been completed.
- Emily asked about an outstanding balcony repair request. Property Management stated that the repair must be completed by a contractor who is certified in Duradeck. Once a contractor is found, the repair will be completed.
- 21133 stated there are bolts missing from railing on her unit and she will send photos to Property Management.
- 23159 stated pavers and rebar need to be repaired, as well as kick plates. Property Management to follow up with All Seasons regarding the kick plates. The pavers and rebar are a site-wide issue that the Board is working on solving.
- 26174 expressed a landscaping concern regarding the dilapidated Verizon utility covers. There are still several owners who have copper wire phone lines.
- It was noted a pet waste receptacle continues to fall. Doody Calls or Nemco will address this. Nemco will be hired to clean the site, including pool area garbage and recycling removal, as well as possibly monitoring parking

There being no further business, the meeting was adjourned at 7:41 pm.