

MOUNTAINVIEW MANOR CONDOMINIUM ASSOCIATION, INC.
BOARD OF TRUSTEES OPEN MEETING
June 25, 2024, 6:30pm

Those in attendance:

Andrew Boettcher

Anna Lymycz

Nicholas Malcom

Thomas McNee

Erin Spiliotopoulos, Matrix Property Management Group

Brian Bolger, Matrix Property Management Group

Allison Swift, Matrix Property Management Group

The open meeting was called to order at 6:34PM. Mr. Boettcher made a motion. Mr. McNee seconded.

Minutes

The minutes from the March 26th open meeting were reviewed by the Board. Mr. Boettcher made a motion. Ms. Lymycz seconded. All present voted in favor.

Financials

Management noted that the Board has invested in CDs that are yielding around 4% interest.

Reserve Study Law

Management reminded the community that there was a law passed earlier this year regarding mandatory reserve studies for Associations within NJ. This law requires associations to have a reserve study completed every four - five years to review reserve items and the financial health of the Association. Mr. Boettcher noted that this law requires a certain percentage of funds be present in the reserve accounts which could cause potential increases in the future. Management noted that the Association received three proposals from engineering firms. The proposals were from Falcon, FWH, and Kipcon. Mr. Boettcher moved to accept the FWH proposal for \$5,950. Ms. Lymycz seconded the motion. All present voted in favor.

Insurance Renewal

Ms. Spiliotopoulos noted that the insurance premium has increased significantly from last year due to the roofing reconstruction. Mr. Boettcher moved to approve the insurance premium with PHI for \$139,207. Ms. Lymycz seconded the motion. All present voted in favor.

Landscaping Updates

It was stated that we recently switched landscaping vendors to Blackhawk Landscaping. The Board has been pleased with their services.

Washer and Dryer Resolution

Management reminded residents that there are certain protocols that must be followed before installing the washer and dryers in the unit. They must submit an application for modification, they must use

approved dryer vents, and they must submit their application to the town with an email from management.

Bear Dumpster Update

The Board has seen significant changes since residents have been utilizing the bear dumpsters properly.

Installation of Signage

Management reviewed the pictures of the signage that the Board has approved for installation. We are expecting this to be installed late summer/early fall.

Community Regulation Reminders

Ms. Swift, with Matrix Property Management, noted that the website is a great source of information for all things about the community. There was also a reminder to submit pet registrations, tenant information, and modification requests.

Community Improvements

Mr. Bolger noted that the Association has been working to repair all stoops and concrete. There will be another walk in the community to identify any liabilities to make sure they are on the list to be rectified. Mr. Bolger also noted that we will be getting proposals to power wash and paint the buildings.

Election

Ms. Spiliotopoulos opened the ballots and tallied the votes.

Andrew Boettcher: 44 Votes

Geraldo Aquino: 40 Votes

Anna Lymycz: 38 Votes

Thomas McNee: 38 Votes

Nicholas Malcon: 36 Votes

Write In - Edward Sheridan: 1 Vote

Being no other business, the meeting was adjourned at 7:22PM. Mr. Boettcher made a motion. Ms. Lymycz seconded the motion. All present voted in favor.