

**THE ESSEX PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MINUTES
April 10, 2025**

- I. Roll Call – April 10, 2025, meeting of the Essex Place Condominium Association Board of Directors was called to order at 7:04 pm by Board President Joe Letteri
Board members present: Joe Letteri, Danielle Lawrence, Drew Higgins, Hilary Marshall, Verlyn Gibbons
Also present: Melissa Errickson & Amanda Insley, Pin Oak Community Management, LLC
Residents Present: sign in sheet attached.
- II. **General Business**
 - A. Approval of February 13, 2025, minutes – Drew motioned to accept the minutes as presented, Joe 2nd, All in favor. The approved minutes will be posted on the community website following the meeting.
 - B. Financial Report – Melissa reviewed the Cash Position – Total Cash Position as of March 31, 2025 - \$1,381,439.33
- III. **Old Business**
 - A. Landscaping project- Phase 2- Shrubs: Melissa explained what will be taking place during the landscaping project of phase 2. Drew Motioned to approve, Joe 2nd, All in favor.
 - B. Painting & Power washing- Phase 3: Drew Motioned to approve, Joe 2nd, all in favor.
- IV. **New Business**
 - A. Uniform Fire Code Changes to Landscaping: All mulch must be pulled back from the building a minimum of 18 inches. Mount Laurel Fire Department will be inspecting April 15, 2025. Melissa reminded residents not to put any mulch into the mulch beds.
 - B. Community Wide Gutter Cleaning. Joe Motioned to approve, Drew 2nd, all in favor for Gutter Kings to clean the gutters throughout the association.
 - C. Newsletter Items: Speeding, dog waste, fireworks and grills.
- V. **Open Forum**
 - A. Resident asked if we could contact Mount Laurel Traffic Control for ideas of how to slow down traffic throughout the association. Management will contact. The board agreed to have speeding signs installed.
 - B. Resident suggested speed cameras throughout the association.

- C. Resident inquired whether or not he will need to point out what needs to be painted during the painting project.
- D. Resident asked if the green bait stations can be removed.
- E. Resident asked if the trees at the 5300 building can be trimmed.
- F. Resident asked for the laws between 700-900 building to be looked at because the grass is dead.

Being no other business, the open portion of the meeting was adjourned at 8:10pm pm.

Respectfully submitted,
Melissa Errickson, Manager