

**THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
September 13, 2023**

- I. The September 13, 2023 meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:10 pm by Linda Luca, via Zoom due to Covid restrictions

Board members present: Linda Luca, Heather Garnick, Loretta Mattus, Sue Mueller
Board member absent: Sharon Burns

Also present: Melissa Errickson – Pin Oak Community Management

Attendance list attached: See Attached List

II. General Business

- a. **Approve Previous Month's Meeting** – Sue motioned to approve the minutes of the June 14, 2023, Board Meeting, Linda 2nd all in favor.
- b. **Financial-** Melissa Reviewed the Financial Activity and position for the community as of August 30, 2023. There is \$22,685.24 in Operating Cash, \$85,196.38 in Reserves, for a total cash position of \$107,881.62.
- c. **2023 Projects** –
- i. Building Sign Replacement – Melissa informed the board and residents present that the sign project has been completed.
 - ii. Shrub Replacement – Lindy's Landscaping has completed the list of shrubs that were marked to be removed and replaced with the additional funds from the lack of snow removal needed in 2023.
 - iii. Power Washing – The power washing project is almost complete
 - iv. Concrete & Asphalt Repairs – Melissa reported the concrete work and asphalt repairs were completed as well as the seal coating and striping of Manchester.

III. Open Forum –

- a. Residents brought up concerns that the power has been going down in the community at random times for different lengths of time. PSE&G has been notified but they are given different excuses as to why. Only certain areas in the community seem to be affected.
- b. Resident brought up gutter concerns and that there is overflowing occurring when there are heavy downpours.
- c. Concerns about the ground and walkway being extremely wet around the 900 building. Melissa will have Lindy's look into it and see if it's an irrigation issue.
- d. Concerns about residents from the 4000 building not utilizing the designated dog walk areas were brought to Melissa's attention. She will send a notice to the building reminding them of the dog walk areas.

Being no other business, the open portion of the meeting was adjourned at 7:06 pm.