

**THE MADISON PLACE CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
MEETING MINUTES
March 12, 2025**

- I. The March 12, 2025, meeting of the Madison Place Condominium Association Board of Directors was called to order at 6:07 pm by Linda Luca
Board members present: Linda Luca, Heather Garnick, Sharon Burns, Michael Rosengard
Also present: Melissa Errickson– Pin Oak Community Management

Attendance list attached: See Attached List

II. General Business

- a. Approve Previous Month's Meeting – Sharon motioned to approve the minutes of the November 6, 2024, Board Meeting, Michael 2nd, all in favor.
- b. Financial- Melissa Reviewed the Financial Activity and position for the community as of February 28, 2025. There is \$22,398.30 in Operating Cash, \$57,815.26 in Reserves, for a total cash position of \$80,213.56.
- c. Over Hanging Vehicle Issues – Melissa explained that there have been a few complaints from residents regarding cars parking over the sidewalks causing an issue with people trying to walk on them. Management has sent out letters to the residents that are parked over the sidewalks in assigned spots but will also make note of it in the next newsletter.
- d. 2025 Projects
 - i. Shrub Replacements – Melissa explained that her and Lindy's Landscaping will be surveying the grounds to see his rough estimate needed on shrub replacement in the community and she will let the Board know if replacement is feasible this year or not due to the recent fire code passed in New Jersey.
 - ii. Uniform Fire Code Update – It was recently brought to the attention of management that the Fire Code has changed regarding mulch being placed 18 inches from any attached dwelling structure that is not stone. Lindy's was instructed to pull back the mulch during the spring clean up and then we will be investigating the most cost-effective replacement for the area and present it to the board.
 - iii. Asphalt Repairs – Melissa will be walking the community to pinpoint areas in dire need of repairs due to the age of the community.

III. Open Forum –

- a. A resident had a question regarding a late fee he was charged.
- b. A resident noted an abundance of dog feces by the 1800 bldg. and asked that management do something to clean up or try to resolve the issue.
- c. A resident asked if a reminder about speeding with many kids in the neighborhood be put in the next newsletter.
- d. Linda thanked all the residents in attendance

Being no other business, the open portion of the meeting was adjourned at 6:52 pm.