

Adelphia Greens II Condominium Association
Open Meeting
October 11, 2022
7:00 pm via Zoom

CALL TO ORDER, ROLL CALL:

The Open Board Meeting of the Adelphia Greens II Condominium Association was called by ZOOM at 7:00 PM.

Board members: Jessica Petri – President, Jonathan Guarino – Treasurer, Arthur Gallin and Chris Francese – Trustees and Ashley Johnston – Secretary, present.

Robyn Scarabaggio from Association Advisors NJ (AANJ) was also present.

Unit owners – Linda Babiak

MINUTES:

The minutes from the September 13, 2022, Open meeting were approved. Jessica Petri made the motion, Arthur Gallin seconded, and all were in favor.

FINANCIALS:

Robyn presented the current account balances to the homeowners in attendance.

Operating- \$16,300.94
Reserves- \$187,568.50
Working Capital- \$5,679.21
Deferred Maintenance- \$43,817.73
Morgan Stanley Reserves- \$913,302.84
Morgan Stanley Working Capital- \$60,510.18
Snow Account- \$8,166.95

A motion by Jessica was made to approve the August 2022 Financials. Chris Francese seconded the motion, and all were in favor.

ADMINISTRATIVE, BUILDINGS & GROUNDS:

Dryer Vent Resolution updated by Becker. **Jessica made the motion to approve the edits by counsel, Jonathan seconded, and all were in favor. A copy will be distributed to all owners once it is filed with the clerk's office.**

Tenant Resolution **was** updated by Becker to **run concurrent with the Rental Cap Amendment. The "No Pets" was removed from this Resolution and the decision will be up to the owner.** Jessica made a motion to approve **the updated Tenant Resolution**, Jonathan **second**, and all were in favor.

Robyn to send a work order to PLC to seed the areas **where** trees were removed.

Jessica discussed possibly removing the work out area and replacing it with a large playground. Remaining Board members agreed that a playground would increase property value in the community and believe owners would vote to approve this change. The Association would need to pass an Amendment with owners to vote on this, which requires 2/3 of participation. Becker will prepare Amendment.

Falcon Engineering to do our Reserve Study Update as it should be done every 5 years. Jessica made a motion to approve with the site visit. Art seconded the motion, and all were in favor.

Robyn to store the extra black fencing from the County. Jessica will draft a letter protecting both the Association and Robyn.

Robyn gave an update on the C&L concrete repairs from December 2021. They have been completed but they did damage the irrigation while on site. Irrigation was repaired by NorthEast. Robyn to deduct irrigation bill from C&L invoice. This item is finally closed.

Census and dryer vent reminder to go out on Friday via email.

Working on a Restrictive Covenant with Becker for pavers being installed around unit's patios.

ADJOURNMENT:

Meeting adjourned at 7:34 pm