

MEETING RECAP/NOTES

ASSOCIATION: KING JAMES COURT CONDOMINIUM ASSOCIATION

DATE: January 28, 2019

WRITTEN BY: Holly Foley

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Associate Property Manager

TIME/PLACE OF MEETING: 6:00 pm
Pool House
Atlantic Highlands, NJ 07716

PURPOSE OF MEETING: Open Board Meeting

PRESENT: Board Members: Josh Murphy, President (VIA TELECONFERENCE); Bill Mahon, Vice President; Christopher Deo, Treasurer; Helen Torres, Trustee; Jessica Long, Trustee. **Management:** Rose Clayton, Property Manager; Holly Foley, Associate Property Manager; **RMG, REGENCY MANAGEMENT GROUP INC.**

ABSENT: Kathy Feeney, Secretary.

ACTION BY

DESCRIPTION OF DISCUSSION

Meeting called to order at 6:16PM after the conclusion of the Annual and Election meeting.

Homeowner Forum

#25 – Homeowner asked about the vandalism that occurred in the laundry room. The Board gave a recap of the issue and advised that a police report was filed and that the Association is currently looking into cameras for the laundry room.

#31 – Homeowner asked what to do if their a plumbing issue between two units. The Board advised that the management office should be called, and they will help reach out to the other homeowner involved. The homeowner asked about floor covering rules for upper level units. Management advised that there is currently no rule and that an amendment would have to be made to the governing documents, which would require a community vote. The Board advised that a friendly suggestion can be put in the newsletter regarding floor coverings.

#20 – Homeowner thanked Management for the quick response regarding the crawl space flooding. Homeowner asked if the community can join the town wide yard sale. Management advised that the homeowner can coordinate with the town and to send any information to Rose Clayton. The homeowner asked if the pool hours can close an hour later

due to people getting home from work and not being able to sue the pool. Management suggested amending the pool hours from 1:00PM to 7:00PM. The homeowner thanked the Board and Management for taking care of the sewer leak in their crawl space. The Board advised that other crawl spaces will be inspected as well.

#48 – Homeowner expressed that the amendment for rental restrictions caused the sale of their unit to fall through. The homeowner also stated that his crawl space is not maintained and that the bushes near his unit need to be removed. Management advised that a work ticket would be issued for the landscaper to remove the bushes.

Adjournment

Due to #48 continuous outbursts, the meeting was adjourned at 6:39PM. Bill Mahon motioned to approve. Helen Torres seconded. All in favor. Motion carried.