

MEETING RECAP/NOTES

ASSOCIATION: KING JAMES COURT CONDOMINIUM ASSOCIATION

DATE: April 16, 2018

WRITTEN BY: Holly Foley

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Assistant Property Manager

TIME/PLACE OF MEETING: 6:00 pm
King James Lane
Atlantic Highlands, NJ 07716

PURPOSE OF MEETING: 2017 Annual Election Meeting- Reconvened

cc:

Accounting Board Correspondence
Recap File Board Members
Property Manager Corporate Representative

PRESENT: **Board Members:** Joshua Murphy, President (via teleconference); Bill Mahon, Vice President; Helen Torres, Trustee
Management: Rose Clayton, Property Manager; Holly Foley, Assistant Property Manager; **THE REGENCY MANAGEMENT GROUP LLC.**, Managing Agent.

ABSENT: Christopher Deo, Treasurer; Kathy Feeney, Secretary.

Homeowners: #25, #3/#21 (same homeowner of both units)

ACTION BY

DESCRIPTION OF DISCUSSION

Meeting called to order at 6:03PM

A roll call was taken by Management.

Management certified that an election notice was mailed to the community.

Management advised that there are 3 seats and 5 candidates. Management advised that there are 48 Units in King James and 4 delinquent accounts. Management advised that 44 accounts were eligible to vote and that 23 votes were necessary for quorum. Quorum was reached.

Bill Mahon made a motion to waive the reading of the February 27, 2017 annual/election meeting minutes and approve the same. Josh Murphy seconded. All in favor. Motion carried.

Josh Murphy made a motion to approve the Final Audit for 2016, along with a motion to defer surplus. Helen Torres seconded. All in favor. Motion carried.

Management asked for a volunteer to tally the votes. #25 volunteered.

Josh Murphy and Christopher Deo were re-elected for a two year term. Management advised that Josh Murphy had 25 votes and Christopher Deo had 28 votes. Jessica Long was elected for a two year term with 8 votes.

The Board advised the homeowners that everything is running smooth within the community.

Management advised that the laundry room will be getting a lite renovation including fresh paint on the walls, floor, and stairwells.

#21 was showed where the leak was that was recently reported by the tenants in the unit. The leak is coming from #22 above them in the bathroom. The owners of #21 and #22 have been corresponding regarding the leak and nail pops in the ceiling in #21. The homeowner of #21 would also like to report excessive noise coming from #22. Management advised that violation letters will be sent to #22. Management advised the homeowner that notice to enter unit #22 to perform the plumbing issues will be sent as well.

Management advised that there were still 13 more votes needed for the by-law amendment to require buyers to reside in the unit for 2 years before it can be rented out. This will be reconvened. A notice will be sent out.

Adjournment

Without further business the meeting was adjourned at 6:21 PM. Bill Mahon motioned to approve. Helen Torres seconded. All in favor. Motion carried.