

## MEETING RECAP/NOTES

**ASSOCIATION: KING JAMES COURT CONDOMINIUM ASSOCIATION**

**DATE:** November 20, 2017      **WRITTEN BY** Rose Clayton  
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**TIME/PLACE OF MEETING:** 5:15 pm  
Pool House  
Atlantic Highlands NJ 07716

**PURPOSE OF MEETING:** Regular Meeting

**PRESENT:**    **Board Members:** Josh Murphy, President (Via teleconference) Bill Mahon, Vice President; Kathy Feeney, Secretary,  
Management: Rose Clayton, Property Manager; **RMG, REGENCY MANAGEMENT GROUP INC.**, Managing Agent. Clarissa Marie, Associate property manager.

**ABSENT:**    Christopher Deo, Treasurer; Helen Torres, Trustee

Homeowners: #26, #16

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<b>ACTION BY</b>	<b>DESCRIPTION OF DISCUSSION</b>
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Meeting called to order at 6:00PM

Bill Mahon made a motion to approve the October 2017 meeting minutes. Kathy Feeney seconded. All in favor. Motion carried.

### **Managers' Report**

Management provided the 2018 Draft Budget for review and approval with no increase. Joshua Murphy made a motion to approve. Kathy Feeney seconded. All in favor. Motion carried.

### **Financials**

Delinquency reports were reviewed and discussed.

Management reports were reviewed and approved.

**New Business**

26 was concerned about the reserve study boiler item. She feels that the reserve study did not reflect the life of the boiler or the replacement cost properly. Homeowner was also concerned about a tree behind her unit that has roots coming out of the ground. Board advised we will have the tree looked at.

#16 asked if there was any work in play for balcony repairs. Board advised that they will be looking into this in the spring.

**Schedule of next meeting**

**1/22/18 (2017 Annual/Election)**

**Adjournment**

Without further business the meeting was adjourned at 6:30 PM.