

MEETING RECAP/NOTES

ASSOCIATION: KING JAMES COURT CONDOMINIUM ASSOCIATION

DATE: June 19, 2017 **WRITTEN BY** Rose Clayton
PAGE: 1 of 2 Property Manager

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

PURPOSE OF MEETING: Open Meeting

PRESENT: **Board Members:** Josh Murphy, President (Via teleconference) Bill Mahon, Vice President; Christopher Deo, Treasurer; Kathy Feeney, Trustee Helen Torres, Trustee; Management: Rose Clayton, Property Manager; **RMG, REGENCY MANAGEMENT GROUP INC.**, Managing Agent.

ABSENT:

Homeowners: Carolyn Campo

ACTION BY

DESCRIPTION OF DISCUSSION

Meeting called to order at 6:00PM

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

Managers' Report

Management provided the Board with a contract for the Boiler replacement. Helen Torres made a motion to approve the contract with Custom Mechanical for the Boiler replacement. Bill Mahon seconded. All in favor. Motion carried.

Management provided the Board a proposal from Rothberg for sealcoating, crackfilling and line striping.

Kathy Feeney made a motion to approve. Helen Torres seconded. All in favor. Motion carried.

Management provided the Board with a proposal from Kens all in one for concrete and stoop repairs. Bill Mahon made a motion to approve. Helen Torres seconded. All in favor. Motion carried.

Bill Mahon made a motion to approve a generator replacement in Building A for a total cost of \$5,564.00. Christopher Deo seconded. All in favor. Motion carried.

Financials

Delinquency reports were reviewed and discussed.

Management reports were reviewed and approved.

New Business

Homeowner asked if the budget and financials were in good condition. Board advised that the association is financially stable.

Schedule of next meeting

TBD

Adjournment

Without further business the meeting was adjourned at 6:12 PM.