



BLACK CREEK

The Open Board Meeting of Black Creek Sanctuary Condominium Association was held on Saturday, June 22, 2013 at 11:00 AM Eastern time at The Pool House, Black Creek Sanctuary Condominium Association, Vernon, NJ 07462

Present from the Board of Directors were: Frank Dupree, Joyce Mattera, and Paolo Torello-Viera.

Also present were: Maureen Glaeser and Linnea MacMillan of Property Management Services of New Jersey.

There were 12 owners in attendance. The sign-in sheet is filed in the Minutes Book as Exhibit 1.

CALL TO ORDER AND ESTABLISHMENT OF QUORUM

The meeting was called to order by Frank Dupree at 11:35AM. Mr. Dupree announced that the quorum requirement had been met and that proper notice had been given.

OPENING COMMENTS

Mr. Dupree opened the meeting with a brief introduction and welcomed the owners to the meeting.

APPROVAL OF MINUTES

Upon motion made, seconded, and unanimously carried the Board Meeting minutes of January 19, 2013 were approved, as submitted.

A copy of these minutes is filed in the Minutes Book as Exhibit 2.

PRESIDENT'S REPORT

1. Pool house restoration/staining have been completed.
2. Exterior building restoration is currently underway on 4 buildings.
2. Annual meeting is scheduled for November 16, 2013 at 1:00PM.
3. Maureen Glaeser discussed the need for pool resurfacing. Pitting is evident. The project will be submitted for bids, to be completed after the end of the season this year.
4. Pool furniture has been wandering away from the pool area. Homeowners are requested to report any pool furniture seen elsewhere on the property to the management office.
5. New purchases of pool furniture discussed.
6. Bird nest issues. Homeowners need to contact management office if they see nests to be removed. It is too late this year, as eggs and baby birds are already present.

FINANCIAL

Financials were reviewed.

The 2013/2014 budget was distributed to all homeowners present. Mr. Dupree briefly reviewed the budget, highlighting that the dues are remaining the same, and that the

Association will be paying for 12 point inspections for all units. Any repairs needed will be the responsibility of the homeowner.

Upon motion made, seconded and unanimously carried the 2013/2014 budget was approved as presented.

A copy of the 2013-2014 Budget is attached in the Minutes Book as Exhibit 3.

MISCELLANEOUS ISSUES

1. There will now be a badge checker at the pool every Saturday to hopefully cut down on large numbers of unauthorized users.

2. Pool hours will be extended to midnight on holidays.

3. There will be increased monitoring of the parking spaces in front of the unit.

4. One additional dumpster with fencing will be installed in the same area as existing.

5. Movie night was discussed.

6. Mulching to be done yearly, or as needed.

PET RESOLUTION and PET POLICY

Mr. Dupree gave a quick rundown of the rules and regulations delineated in the policy and resolution.

Upon motion made, seconded and unanimously carried, the Pet Policy was passed. A copy of the policy is attached to these minutes.

Upon motion made, seconded and unanimously carried (Mr. Younes by proxy), the Pet Resolution was passed. A copy of the resolution is attached in the Minutes Book as Exhibit 4.

CONTRACT CONFIRMATIONS

Upon motion made, seconded, and unanimously carried, the Landscape Contract, as presented was approved. A copy of the contract is attached in the Minutes Book as Exhibit 5.

Upon motion made, seconded, and unanimously carried, the TruGreen Contract, as presented was approved. A copy of the contract is attached in the Minutes Book as Exhibit 6.

Upon motion made, seconded, and unanimously carried, the Exterior Staining/Painting Contract, as presented was approved. A copy of the contract is attached in the Minutes Book as Exhibit 7.

Upon motion made, seconded, and unanimously carried, the Building Restoration Repairs Contract, as presented was approved. A copy of the contract is attached in the Minutes Book as Exhibit 8.

Upon motion made, seconded, and unanimously carried, the Auditor Engagement Letter, as presented was approved. A copy of the contract is attached in the Minutes Book as Exhibit 9.





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**RESOLUTION REGARDING MAINTENANCE OF AND ACCESS TO UNITS;
RIGHT TO SHUT OFF ELECTRIC SERVICE**

Motion was made to accept resolution as presented. With Mr. Torello-Viera as a dissenting vote, the motion was tabled for later review by the entire Board.

OPEN TO THE MEMBERS FOR QUESTIONS/COMMENTS

Discussion took place on the following issues:

1. Smoking policy in pool area.
2. Need for additional umbrellas at the pool were discussed.
3. Use of grills on decks – only electric grills allowed.
4. Pool house expansion – postponed until economy improves.
5. Noise issues, especially with lodging guests – Policy is quiet 10 PM - 8 AM.

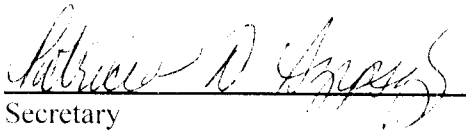
Homeowners should call police if necessary.

6. Maintenance issues. Homeowners should contact Property Management Services for remediation.

7. Committee set up procedures was discussed.

On behalf of the Board, Mr. Dupree expressed thanks for the attendance and cooperation of the homeowners present.

There being no further business to come before the Board, the meeting was adjourned at 1:10PM.


Secretary