

COMMONS AT CLIFTON MILL HOMEOWNERS ASSOCIATION

ANNUAL OPEN BOARD OF DIRECTORS MEETING THURSDAY, JULY 15, 2010

An Open Meeting of the Commons at Clifton Mill Homeowners Association was held on Thursday, July 15, 2010 at the Bordentown Senior Center. The meeting was called to order at 7:17 pm by President Sal Schiano.

Roll was called. Sal Schiano, Rick Simpson and Tina Norman Property Manager – CMSG Inc. were present. Absent were Mark Verderame and Ronnie Bradbury. No residents were present. Having a quorum of the Board, they elected to proceed with the meeting and conduct the necessary Association business at hand.

Proof of Notice for the Meeting was shown by Tina Norman.

Minutes from the October 22, 2009 Annual Open Election and budget Meetings were approved – Rick motioned, Sal seconded, unanimous.

Old Business

- Notice (via email) was presented by Tina Norman that due to job constraints Pat Gallagher had resigned from the Board effective immediately prior to the Open Board of Directors Meeting.
- Reminder to residents that Notice of Maintenance Required and Violations for those who did not perform the necessary work would be implemented after the re-inspection was performed – residents must submit in writing the Maintenance Response Form so it can be placed in their files.
- MSA update was given by Sal he reviewed issues he had presented to Twp officials and committee at each meeting he attending since beginning of year to have Twp release MSA reimbursement monies to the Commons.
- Results of March 25, 2010 Open Election Meeting were presented by Tina Norman – Rick Simpson will remain seated as the election was uncontested and per The By-Laws of the Commons – Article III 3.05 states Elections may be held and the vote shall be valid whether or not the required quorum of the Members are present.

New Business

* Policy Resolution – Enforcement Procedures was presented details were reviewed. Rick motioned, Sal seconded – unanimous

There was no Open Discussion as no residents were present.

The meeting was adjourned 7:59 pm by Sal Schiano.

Next Meeting – Open Budget Meeting Thursday, October 21, 2010