

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION

Board of Trustees Meeting Agenda

Monday, November 21, 2016 - 7:00 pm – Clubhouse



**550 Chesterfield Drive
Piscataway, NJ 08854
732-463-3434**

I. Opening

7:00

- A. Roll Call**
- B. Announcements**
 - 1. Annual Meeting Update
 - 2. FHA Status: Approved
- C. Approval of Board of Trustees Minutes**
 - 1. September 19, 2016

II. Open Forum – Homeowner's Session

7:15

III. Guests

7:30

- A. None**

IV. Reports

7:30

- A. Management Report**
 - 1. Association Financial Status
 - a) UBS Capital Reserve Statement – September/October
 - b) Monthly Financial Statements – August/September/October
 - 2. Collections Update
 - 3. Abandoned Vehicle Progress
 - 4. Property Insurance Loss Runs
 - 5. FHA Certification Response
 - 6. Community Emails
 - 7. Pool Update
 - 8. Vendor Correspondence
 - a) UBS Loan Information
 - b) Falcon Group
 - 9. Legal
 - a) Affordable Housing
 - b) 257 Hampshire
 - c) 273 Hampshire
 - 10. Resident Correspondence
 - a) 218 Hampshire
 - 11. Maintenance Garage Update

B. Finance Committee

- 1. No Reports

V. Old Business

8:00

- A. No Old Business**

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VI. New Business

8:00

- A. Annual Election Procedure**
 - a) Trustees running for seats before end of term - Management
 - b) Candidate profile deadline - Management
 - c) Free month of maintenance fees – George Tscanaris
- B. Insurance Proposals - Management**
 - a) Employee Health Insurance
- C. Bidding at Sheriff's Sales - Management**
- D. 2017 Budget - Management**
- E. Mt. Laurel Settlement Agreement - Management**
- F. Former and Continuing Affordable Unit Maintenance Fees – Management**
- G. UBS Proposals - Management**

VII. Adjournment

10:00

*Next Scheduled Meeting
January 16, 2017 7:00 PM*