

# **SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION**

## **Board of Trustees Meeting Agenda**

**Wednesday, September 27, 2017 - 7:00 pm – Clubhouse**



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

### **I. Opening**

**7:00**

- A. Roll Call**
- B. Announcements**
- C. Approval of Board of Trustees Minutes**
  - 1. July 19, 2017 Board Meeting Minutes

### **II. Open Forum – Homeowner's Session**

**7:15**

### **III. Guests**

**7:30**

- A. Michael Nulty – Matthews and Nulty**

### **IV. Reports**

**7:30**

- A. Management Report**
  - 1. Association Financial Status
    - a) UBS Capital Reserve Statement – July, August
    - b) Monthly Financial Statement – July
    - c) Delinquency Report as of August 31, 2017
    - d) Independent Auditor Report – 2016 .00
  - 2. Collections Update - 371 Lancaster Ct. 189 Hampshire Ct.
  - 3. Litigation Update – 273 Hampshire Ct.
  - 4. Abandoned Vehicle Update
  - 5. Pool Inspection Reports
  - 6. DCA Inspection Letter
  - 7. Township Report
  - 8. Open Project Report
  - 9. Community Emails - 545 Manchester Ct.
  - 10. Vendor Correspondence - PaveMaster
  - 11. Resident Correspondence – 257 Hampshire Ct.

### **B. Committee Reports – Finance and Covenants**

- 1. Covenants Committee Appointments

### **V. Old Business**

**8:00**

- A. Reconsideration of Motion to Provide Job Descriptions and Reviews – Management**
- B. Reconsideration of Motion to Require Hiring Approval – Management**
- C. Reconsideration of Motion Ordering Management to Follow Board Orders – Mgmt**
- D. Reconsideration of Motion Ordering Management to Suspend Project Work – Mgmt**

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- E.** Reconsideration of Motion Regarding Saturday Work Schedule – Management
- F.** 2017 Board of Trustees Meeting Schedule - Management
- G.** Alignment Between Management and the Board – Tsacnaris
- H.** Restrictions on Staff Use of Association Resources After-Hours – Tsacnaris
- I.** Ability of Board to Access Common Facilities – Tsacnaris

### **VI. New Business**

**9:00**

- A.** Greg Machyowsky Resignation – Management
- B.** Board of Trustees Election – Management
- C.** Annual Meeting Agenda Items – Management
- D.** Staffing Level – Management
- E.** 371 Payoff Proposal – Management
- F.** BHI Insurance Proposal – Management
- G.** 147 Abbot Ct. Parking Trailer Request - Management
- H.** PaveMaster Proposal – Management
- I.** Delinquent Account Late Fee/Interest Charges – Management
- J.** Water Supply Piping – Management
- K.** Find or Establish Rules and Regulations of Self Management + Terms of Employment – Thomas
- L.** Evaluation of Self Management – Thomas
- M.** Review Certain Aspects of Welcome Packet – Thomas
- N.** Owners as Association Staff Employees – Machyowsky
- O.** Requests to Management by Individual Trustees – Machyowsky
- P.** Employee Manual Update – Tsacnaris
- Q.** Service Request Review – Tsacnaris
- R.** Cost of Operating Society Hill – Tsacnaris
- S.** Delinquent Account Handling – Tsacnaris
- T.** Owner Deferred Accounts – Tsacnaris
- U.** Election Procedures – Tsacnaris

### **VII. Adjournment**

**10:30**

***Next Scheduled Meeting – October***