

SOCIETY HILL AT PISCATAWAY CONDOMINIUM ASSOCIATION

Open Meeting Agenda

February 20, 2020 - 8:00 pm – Clubhouse



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

I. OPENING

- A. Roll Call**
- B. Approval of Board of Trustees Minutes**
 - January 21, 2020 Meeting Minutes

II. NEW BUSINESS

- A. Trash Removal Companies**
 - 1. Dave's Disposal
 - 2. Waste Management – pricing attached
 - 3. Pinto Brothers Disposal – pricing attached
- B. Community Powerwashing**
 - 1. Accent Group - \$33,323 (privacy fences included)
 - 2. All Clean Exteriors - \$42,400 (privacy fences included)
 - 3. Innovating Pressure Cleaning - \$34,034 (no privacy fence)
- C. Forensic Auditor Selection**
 - 1. Withum Advisors
 - 2. Joe Mattheson
- D. Website through T&C**

III. Q & A

IV. ADJOURNMENT

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Open Meeting Minutes

January 21, 2020 – 8:00 pm – Clubhouse



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Meeting called to order at 8:00pm

Board Members Present:

Tong Zhou
Mary Thomas
Doug Sanford
Kevin Wine
Wendy Zhang
Atif Nazir

Absent: George Tsacnaris

Others Present:

Stacey Cole, Community Manager, Towne & Country Management

TZ motion to approve December 10, 2019 meeting minutes and November 21, 2019 meeting minutes. Minutes approved.

Budget 2020:

TZ motion to approve the 2020 Budget, KW object, discussion. VOTE 4-2-0 PASSED.

Overview – as of 3/1/20 maintenance fees to \$196/month, clubhouse rental \$150. Roof repairs by priority, breezeways to replace stairs/railings/carpet, sidewalk/ADA ramps, payroll reduction, insurance increase 6% rather than proposed 25% increase (deductable changes per unit/occurrence) power washing community.

Insurance 2020:

KW mentioned the awareness of the large budget item of insurance costs. TZ motion to approve Nationwide Insurance to hold the Master Insurance policy for the association for 2020. Full package details included health, WC, D&O. Managed by Brown & Brown as broker. Increase 6% from 2019. VOTE 4-0-2 PASSED.

Board Reorganization 2020:

TZ motion for current board to remain MT second motion. VOTE 4-2-0 PASSED.

Tong Zhou – President
Mary Thomas – Vice President
Wendy Zhang – Treasurer
George Tsacnaris – Secretary
Atif Nazir – Trustee
Doug Sanford – Trustee
Kevin Wine – Trustee