

**SOCIETY HILL AT PISCATAWAY  
CONDOMINIUM ASSOCIATION, INC**  
TUESDAY, FEBRUARY 10th 2026, BOARD MEETING- OPEN SESSION

VIRTUAL  
February 10 2026 – 7:00 PM



**SOCIETY HILL AT PISCATAWAY  
CONDOMINIUM ASSOCIATION, INC**  
**TUESDAY, FEBRUARY 10th 2026, BOARD MEETING-  
OPEN SESSION**

February 10, 2026 7:00 PM  
VIRTUAL  
550 CHESTERFIELD DRIVE  
Piscataway, NJ

**OPEN MEETING AGENDA**

**I. ESTABLISHMENT OF QUORUM & CALL TO ORDER**

▶ **Action Required:** Yes

**II. APPROVAL OF MEETING MINUTES-12/2/2025 OPEN BOARD MEETING**

▶ **Action Required:** Yes

**Supporting Documents**

📎 *December 2 SHP Open Meeting Mintutes (2).pdf* ..... 4

**III. FINANCIALS - MARK K**

**Supporting Documents**

📎 *3867 FSSA (3).pdf* ..... 8

**IV. OLD BUSINESS**

**A. THIRD PARTY ELECTION OVERSIGHT FIRM- NOT TO EXCEED \$20K- APPROVAL**

**B. JUST A SOLUTION AWAY- TO HANDLE EMAIL SERVER, WEBSITE CREATION & MAINTENANCE- RATIFY**

**Supporting Documents**

📎 *JUST A SOLUTION AWAY (1).pdf* ..... 17

📎 *JUST A SOLUTION AWAY BREAKDOWN FEES.pdf* ..... 25

**C. OUTSOURCE HR/PAYROLL ADMIN TO THIRD PARTY FIRM- APPROVAL**

**D. CONFIDENTIALITY & ETHICS AGREEMENT- RATIFY (TANA WILL PRESENT)**

**Supporting Documents**

📎 *Society Hill at Piscataway - Letter to Board - Con.pdf* ..... 27

**E. MOTION TO RATIFY THE FORMATION OF A LITIGATION CONTROL COMMITTEE EFFECTIVE AS OF DECEMBER 4, 2025**

**F. VIOLATION FINE POLICY- UPDATE FINE SCHEDULE- RATIFY**

**Supporting Documents**

[📎 Society\\_Hill\\_Violation\\_Fine\\_Policy\\_DRAFT\\_For\\_Ratif.pdf](#) ..... 33

**G. SATELLITE POLICY - RATIFY**

**Supporting Documents**

[📎 Satellite Dish Policy \(1\) \(1\).pdf](#) ..... 36

**H. RENEWAL OF GOOGLE WORKSPACE (EMAIL SUBSCRIPTION) \$672.00- RATIFY**

**Supporting Documents**

[📎 GOOGLE WORKSPACE RENEWAL INVOICE.pdf](#) ..... 40

**I. CONTRACT WITH GKC FOR SIDEWALK SNOW REMOVAL (4" AND ABOVE)- RATIFY**

**Supporting Documents**

[📎 GKC-Society Hills snow proposal Piscataway 2025 .pdf](#) ..... 43

**V. NEW BUSINESS**

**A. BECKER –ARCHITECTURAL MODIFICATION POLICY RESOLUTION- RATIFY (TANA WILL PRESENT)**

**Supporting Documents**

[📎 Society Hill at Piscataway - Property Modification.pdf](#) ..... 45

**B. TRUGREEN 2026 AGREEMENT- RATIFY \$10,347.82 ( KEPT 2025 RATE)**

**Supporting Documents**

[📎 2026-R-5910-SOCIETY HILL CONDOMINIUMS - Clone - 20.pdf](#) ..... 62

**C. JCB LOADER- EMERGENCY SERVICE REPAIRS - \$990.25 - RATIFY**

**Supporting Documents**

[📎 UNIVERSAL REPAIR -JCB LOADER RECEIPT \(1\).pdf](#) ..... 65

**D. SNOW EQUIPMENT RENTAL HD- \$2,040.42- ONE WEEK RENTAL**

**Supporting Documents**

[📎 SNOW EQUIPMENT RENTAL RECEIPT.pdf](#) ..... 68

**E. STAPLES OFFICE FURNITURE REPLACEMENT- \$1,600- RATIFY**

**Supporting Documents**

[📎 STAPLES OFFICE FURNITURE-PROPOSAL.pdf](#) ..... 71

**F. 2026 CAPITAL PROJECT BUDGET- RATIFY**

**Supporting Documents**

[📎 2026 Capex Budget.pdf](#) ..... 74

**G. CONDO STAIRS PROJECT. - ENGINEERING SURVEY + BIDDING SERVICES \$7,000-RATIFY**

**Supporting Documents**

[KIPCON 14995-02 Society Hill at Piscatway SPEC'26 .pdf](#) ..... 76

**H. ROOF REPLACEMENT PROJECT. BLDN 10,13,14, 21- \$133,256 + CONTINGENCY AMOUNT\$ 42,000 = \$175,000 RATIFY**

**Supporting Documents**

[NATIONAL CONTRACTORS -Proposal Revised Jan 2.pdf](#) ..... 87

**I. BREEZEWAY LIGHTING LED UPGRADES- RATIFY \$16,000.00**

**Supporting Documents**

[ALL CITY LED UPGRADES \(1\) \(1\).pdf](#) ..... 90

[LED\\_Upgrade\\_Society Hill Piscataway- ENERGY MGMNT .pdf](#) ..... 93

**VI. ADJOURNMENT**

**A. NEXT OPEN MEETING DATE- TUESDAY, APRIL 14, 2026**