



Open Meeting Minutes
April 9, 2025
7:30 PM

Call to Order – Shirin made a motion to call the meeting to order at 7:31PM.

Roll Call

Shirin Bansal, President
Champagne Lawrence, Vice President
Giles Davis, Secretary
Janki Jariwala, Treasurer
Lisette Romero Velez, Member
Erin Spiliotopoulos, Matrix Property Management Group

Manager's Report

Old Business

- Reserve Study – Management noted that we have received 4 proposals from engineering firms to complete the level 2 reserve study. Giles made a motion to move forward with Falcon Engineer for \$4,500. Janki seconded the motion; all present voted in favor.
- Breaker Boxes – Management reminded community members that they MUST complete the break box update. Residents still on a waiting list will be given a certain amount of time that it needs to be completed by.
- Community Events – Clean up day has been scheduled for April 26th. Community day will be held on May 18th with a rain date of June 1st. Time is TBD.
- Unauthorized and Illegally Parked Vehicles – Management reminded the community that vehicles will be towed.

New Business

- Playground Updates – Management confirmed that new mulch has been added and the railroad ties have been repaired.
- Tree Trimming – The Association is gathering proposals to tree trim within the community.
- Skunk Trapping Proposal – The Board has gotten a proposal from Viking to trap skunks within the community. Janki made a motion to move forward. Giles seconded the motion. All present voted in favor.

- Ecosystem 2025 Contract – Management noted that the price has stayed exactly the same for 2025. Janki made a motion to approve, Champagne seconded the motion. All present voted in favor.
- DCA Inspection
 - Management noted that the DCA inspection has been scheduled for June 2nd. All homeowners who have previously failed will be sent a letter with what needs to take place.
- Land Use – Giles noted that the State of NJ has offered to purchase the land for handicapped installations and will be offering \$4,800. Giles made a motion to approve moving forward. Janki seconded the motion. All present vote in favor.

Financials

Management noted that all the vendors with outstanding balances from the prior management company have been paid.

Motion to Adjourn - Giles made a motion to adjourn at 7:52PM.