

**MINUTES OF THE ANNUAL MEETING OF THE BOARD OF TRUSTEES
OF
THE CEDAR CROSSING CONDOMINIUM ASSOCIATION, INC.**

**Sunday, December 3, 2023, 17:30 p.m.
(Adjourned from Tuesday, October 17, 2023)**

Cedar Crossing Condominium Association, County of Monmouth, State of New Jersey held its Annual Meeting of the Board of Trustees on Sunday, December 3, 2023, at 1:30 p.m. at the Red Bank Housing Authority Community Room.

OPENING OF MEETING

Chris Pascarella (President) called the meeting to order at or about 1:38 p.m. and asked for the reading of the roll.

Present:

Christopher Pascarella
Arlene Bernard
Melissa Moore

Also present: Cedar Crossing attorney, Amani S. Abdellah, Esq.; Borough Councilpersons, Nancy Facey-Blackwood and Benjamin Foster; Property Management representatives, Lisa Hendricks Richardson and Anlly Cepeda; and several homeowners.

APPROVAL OF MINUTES

The Minutes of the October 17, 2023 Board Meeting (which were approved prior to the adjournment) and the September 25, Board Meeting were presented for approval. Ms. Bernard moved that the minutes be approved, Trustee Ms. Moore seconded, and the Minutes were approved unanimously.

OLD BUSINESS

Acceptance of the October Bill (which was reviewed and approved at the October 17, 2023 prior to adjournment) and the November Bill List was moved by Ms. Bernard and seconded by Ms. Moore, the Bill List was approved unanimously.

NEW BUSINESS

Approval of the 2024 Budget (which was discussed at the September 25, 2023 and October 17, 2023 Board Meetings) was moved by Ms. Moore and seconded by Ms. Bernard, the Bill List was approved unanimously.

Board Elections: Attorney Abdellah reviewed the by-laws election process for the attendees, and that the election would be for designated Trustees D and E, and next year the election would be

for Trustees A, B and C. When the Trustees meet, they will determine the Association's officers. Each Trustee serves for 2two 2) years. Trustees D and E will serve between January 1, 2024 and December 31, 2025. Attorney Abedallah also discussed Radburn and the New Jersey statute as it relates to homeowners' eligibility to vote or be nominated. No one will know who cannot vote. A person who is not in attendance cannot be nominated as they cannot accept or decline the nomination.

The first vote tally resulted in a run-off. The second vote tally resulted in election of Michael Muller and Julianne Kuczinski.

Motion to close and accept the election was made by Ms. Bernard and seconded by Ms. Moore.

OTHER BUSINESS/OPEN SESSION

Homeowner L. Clark: Asked how meetings will be scheduled going forward.

Trustee C. Pascarella: Advised that the By-laws require an Annual Meeting and at least three (3) additional Board meetings; and the homeowner committees could meet as needed. The Board will provide a schedule of the 2024 meetings.

Homeowners can have open meetings and anticipate having more meetings.

Homeowner L. Clark: Asked about more communication.

Trustee C. Pascarella: Homeowners will be kept well-informed.

Homeowner L. Clark: What happens when there is a by-laws question?

Trustee C. Pascarella: Questions will be sent to the attorney for review and to avoid violations of law.

Homeowner L. Clark: Wants an audit from 2011.

Ms. Richardson: Will get quotes for annual auditing services (not forensic). Forensic audits are costly.

The attorney read the by-laws regarding audit and explained special assessment if such a cost is not budgeted.

If homeowners request a forensic audit as a question in an open meeting, a motion for a vote and discussion by motion and second is required.

Increased cost of insurance discussed.

Pest treatment by landscaper discussed to determine if in the contract.

Snow removal discussed.

Trustee C. Pascarella: The Borough took care of snow and ice removal in public area and CCCA parking lot, but the dumpster area not done. The landscaper clears the sidewalks.

Discussed need for 10% of HOA fees going to capital reserve.

Councilperson Foster: Acknowledged homeowners attending the last council meeting to ask what the Borough can take care of for CCCA.

Trustee C. Pascarella: Advised this is the time and opportunity to heal divisions and divides; and to think creatively.

Councilperson Facey-Blackwood: Asked about landscaping (not a lot of landscaping, except mowing) Look at innovative ways to garden (e.g., food, native plants, flowers). Stop by the Environmental Commission and provided its website: RBEC@redbanknj.org; as well as the Tree Shade Commission to address trees.

There being no other business, the meeting was adjourned at or about 3:24 p.m.

In Closed Session, the Trustees discussed individual collection matters; and requested Attorney Abedallah provide a legal report.

Respectfully submitted,

Red Bank Housing Authority
Property Management for Cedar Crossing
Condominium Association