

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF TRUSTEES
OF
THE CEDAR CROSSING CONDOMINIUM ASSOCIATION**

Tuesday, June 17, 2025, 7:30 p.m.

Cedar Crossing Condominium Association, County of Monmouth, State of New Jersey held its regular meeting of the Board of Trustees on Tuesday, June 17, 2025 at 7:30 p.m.

OPENING OF MEETING

The board meeting started at 7:30 p.m.

ROLL CALL: Board members present were Juilianne Kuczinski (Acting President) and Arlene Bernard (Board Secretary), Absent- Melissa Moore (Treasurer)

OLD BUSINESS

The board made the motion to accept the board meeting minutes from the February 18, 2025 board meeting.

Motion to approve minutes was made by Arlene Bernard, Board Secretary and motion to second by Julianna Kuczinski (Temp President)

2025 Board Meetings

Tuesday, October 21, 2025 at 7:30 p.m.(Annual Meeting) Elections

Homeowner present- Felicia Wilson

Borough Funding Update:

2024 Audit by David M. Muldowney, Jr, CPA- expected to be completed by the end of month.

Reserve Study by The Falcon Group- newer NJ law requirement. Expense being covered by the Borough. They have a backlog so it won't begin until the beginning of September 2025.

NEW BUSINESS:

Review monthly financials- bill lists and bank statements for February 2025- May 2025

Requesting quotes for engineering firms to inspect foundations and roofs. Seeking assistance from the Borough.

Chris Pascarella resigned as Board President, effective June 1, 2025.

Julianne Kuczinski is filling in temporarily as President. There are 3 spots available on the board to be filled. Julianne stated that we need help and the board cannot function with just 2 people. Asking for other people to set up.

OTHER BUSINESS/OPEN SESSION

Homeowner- Felicia Wilson expressed frustration about no one showing up for the meetings but are always complaining. People need to come out and listen and make suggestions. Also, expressed concern of neighbors from Brownstone walking their dogs through the development and allowing them to urinate on the grass.

Julianne Kuczinski commended Chris for getting us to where we are today and stated that we have to keep moving forward.

Julianne Kuczinski suggested coming up with ideas to try and restore community faith.

Send letters to the Brownstones about the dog walking through our community.

Look into "no trespass" signs

Clean Up Day

Send reminder notices about the Rules & Regulations

The board meeting closed the open session at 7:55 p.m.

Meeting adjourned

