

**MINUTES OF THE REGULAR MEETING OF THE BOARD OF
TRUSTEES OF
THE CEDAR CROSSING CONDOMINIUM ASSOCIATION,
INC. Tuesday, February 20, 2024, 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, February 20, at 7:30 p.m. in person and via Zoom.

OPENING OF MEETING

Chris Pascarella (President) called the meeting to order at 7:30 p.m. and asked for the reading of the roll call.

Present:

Christopher Pascarella

Michael Muller

Melissa Moore

Arlene Bernard

Juliianne Kuczinski (via Zoom)

Chris Pascarella, President, asked for a motion to approve the minutes from December 3, 2024. Melissa Moores motioned to approve. Michael Muller second the motion.

Old Business

Chris Pascarella stated he wanted to get out dates for meetings in advance. According to bylaws were required to have a minimum of 2 board meetings per year and annual meeting of unit owners.

Board meeting was set for Tuesday, February 20, 2024 at 7:30 pm, in person and hybrid at 21 Evergreen Terrace, Red Bank, NJ

Second board meeting will be held Tuesday, June 18, 2024 at 7:30pm.

Annual meeting will be Tuesday, October 15, 2024 at 7:30pm. Other meetings can be held if needed.

New Business

Chris Pascarella, President, briefly discussed our Cadence of meetings, reviewed the details of our December 3rd meeting (had our election).

Michael Muller, Vice President and Julianne Kuczinski, Trustee at Large were voted in for new trustee seats D&E. Seats A,B,C are held by Chris Pascarella, Melissa Moore and Arlene Bernard. These seats will be up for election at the Annual meeting this year on October 15, 2024.

Chris Pascarells, President

Michael Muller, Vice President

Melissa Moore- Treasurer

Arlene Bernard- Secretary

Julianne Kuczinski- Trustee at large

Chris briefly reviewed the roles and responsibilities of each board member.

We reviewed the bill list and monthly financials. Chris Pascarella asked for a motion to approve the bills. Arlene Bernard motioned to approve. Michael Muller second the motion. Review of bank statements as well. Aging report will be discussed in closed session.

Open session for questions and comments proceeded:

Resident Natalia was hoping for more homeowners to be present at the meeting. Natalia brought up the fact that a particular resident isn't cleaning up after their animal's droppings in front of their house.

Mike brought up that they were kind enough to purchase an animal waste bag dispenser & placed it in front of their house to encourage residents to pick up after their dog. If not followed, residents should be charged a fine. (Julianne idea- perhaps we put another one of these on the other end of the property?)

Resident Linda Clark spoke and brought up that other people walk their pets from other local communities and neighborhoods such as the Brownstones and further also do not pick up after their animals. Suggested maybe letters can be sent to notify residents of the Brownstones of the issue.

Residents present Natalia Muller, Marilyn Shelborn, Tiffany Harris & Linda Clark

also spoke on other issues.

Linda Clark brought up board capacity which Chris clarified that he stated that the board wasn't at full capacity before. Chris stated after the election and annual meeting. Now having done the annual meeting on December 3, 2024 we have a full board. Linda asked what the situation was prior to that and Chris stated that we didn't have a full board. Linda requested that Arlene Bernard, Secretary include this in the minutes. Linda asked for any update for a Forensic audit mentioned on December 3, 2024.

Chris Pascarella stated that the Board doesn't believe having an audit will be prudent due to the large expenses to have these audits and the length of time it would take for the investigation. In short, there is no way for us to recoup the money lost and we as the Board are trying to do everything we can to move forward.

The Board/Lisa also discussed that homeowners could dispute payment discrepancies by providing proof of payment to us.

Lisa also said the HOA audits are \$8,000 a year.

Lisa is still looking into an audit of years 2014-2024 (Forensic Audit and Special Assessment).

Lisa is still investigating annual audit and Forensic audit to get quotes for both and then discuss with the Board and to communicate quote amounts to homeowners.

Resident Legrand spoke about a snow removal issue and that Vista (snow removal company) were missing the sidewalk area of her unit. Mike Muller responded about the first correspondence of this.

Resident Markisha LeGrande said that this is the second time that sidewalk area was missed.

Chris commented and asked if the sidewalks were still unclear after 12:30PM that day (confirm date 2/17/24).

Resident Markisha LeGrande said it was around 12PM.

Lisa said she will contact Vista to ensure the entire property is covered when it comes to snow removal.

Resident Legrand also spoke about the cars parking in front of houses. There is always a Honda vehicle parked in the fire lane in front of Unit # 16.

Chris responded that we do have rules and regulations, which the board is trying to enforce and make changes to, even though these changes aren't happening as quickly as we would like since there is a lot to be done.

Melissa Moore stated that we can send out notices to the homeowners about parking but if you see vehicles parked in no parking areas, you can contact the police because the board cannot enforce that.

Resident Tiffany Harris asked if notices can be sent to homeowners about guests parking in their neighbors assigned spots.

Resident Natalia brought up a suggestion of creating a WhatsApp group chat and getting all of the homeowners numbers in one place so that when a homeowner does see a vehicle parked in a spot they shouldn't be parked, we have a central place to communicate that and get that vehicle removed from the resident's spot promptly.

Chris spoke about the Board drawing up a renewal/ reminder notice of rules and regulations that need to be followed.

Resident Markisha LeGrande asked if there is anything in the works for the beautification and upkeep of the outside of the homes as at the present moment, they do not look like we are keeping up with the upkeep.

Residents Markisha LeGrande and Tiffany Harris both brought up dumpster issues and homeowners being more courteous if trash is blowing in the wind, to pick it up.

Chris brought up that this is an opportunity for a homeowner community to be established to discuss issues like properly securing your trash for the dumpster etc.

Resident Tiffany Harris brought up her roof/ squirrel issue and the need for someone to go up into the roof and clean the squirrel droppings left behind. Lisa said anchor pests indicated there were no droppings in Harris's roof. Lisa will help investigate this as well as the roof leak issue that Harris has that is not correlated with the squirrel issue.

The Board closed the open session at 8:12PM.

In closed session, the Trustees discussed individual collection matters. [Show](#)

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