

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

Tuesday, October 17, 2023, 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, October 17, 2023, at 7:30 p.m.

OPENING OF MEETING

Chris Pascarella called the meeting to order at or about 7:31 p.m. and asked for the reading of the roll.

Present:

Christopher Pascarella
Arlene Bernard
Melissa Moore

Absent:

Garland Rose

Present: Amani Abdellah, Esq., CCCA Attorney; and CCCA Property Management representatives: Lisa Hendricks Richardson, RBHA Executive Director, and Anlly Cepeda RBHA Site Manager.

Homeowners present: Linda Clark, Yolanda Legrande, Natalia Muller, Alisha Massie, Heather Pascarella, Stephanie St. Surin, Linda Bolden, Magdalini Katrafotakis, and Tiffany Harris (who arrived 8:30 p.m.)

APPROVAL OF MINUTES

The minutes of the September 25, 2023, Board Meeting were approved unanimously. Chris Pascarella moved that the minutes be approved, Melessa Moore seconded.

OLD BUSINESS

Bill List for October. Melissa Moore moved that the Bill List be approved, Arlene Bernard seconded.

NEW BUSINESS

There was no New Business

OTHER BUSINESS

Ms. Massie moved to adjourn the meeting until after the October 22, 2023 meeting with town attorney Cannon. Ms. Katrafotakis seconded the motion and advised that the request for the adjournment fell under the By-Laws. A vote was taken to adjourn the meeting with (5 Yay and 5 Nay). The motion did not pass.

Ms. Pascarella asked if the town attorney would be representing them.

Ms. Massie stated that Attorney Cannon would review the By-Laws.

Attorney Abdellah stated that nothing can be done if they do not have the Board in place.

Ms. Katrafotakis indicated that she is the president of the Steering Committee which was formed by the homeowners.

Ms. Clark stated that 17 homeowners petitioned to adjourn the meeting; and asked how the board was elected in the beginning.

Attorney Abdellah explained that she cannot speak on how election was done in the past as she was not the attorney then.

Attorney Abdellah read the By-Laws provision for voting.

A homeowner stated that she wants the board, but she wants answers.

Ms. Katrafotakis stated that she spoke to an insurance company and was told that CCCA was under insured.

Ms. Richardson asked that Ms. Katrafotakis provide something in writing that indicated that CCCA was underinsured; and advised that the CCCA was not underinsured, but was a member of a self-insured group of public housing authorities.

A homeowner asked who was telling the board not to address homeowners.

Homeowners discussed concerns that their homes cannot be sold.

A homeowner brought up concerns with communication stating that she had been emailing for six years with concerns and received no answers.

Homeowners discussed the unfairness of the HOA rates being increased because 10 homeowners did not pay.

Attorney Abdellah explained that the increase is not abnormal for condominium associations.

A homeowner discussed that moving forward she wants to live in peace and the way to move forward is to establish a budget.

After the arrival of Ms. Harris another motion to adjourn the election was made by Ms. Katrafotakis and seconded by Ms. Massie. The motion passed with 6 Yays and 5 Nays. Attorney Abdellah explained that even though the election was adjourned it cannot be adjourned indefinitely.

As requested by the homeowners, the meeting is adjourned to Sunday, December 3, 2023 at 1:30 p.m.

Ms. Clark asked for the minutes from prior meetings.

There being no other business, the meeting was adjourned at or about 8:50 p.m.

Respectfully submitted,

Lisa Hendricks Richardson, Executive Director
Red Bank Housing Authority
Property Management for Cedar Crossing
Condominium Association