

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

Tuesday, May 23, 2023, 6:00 p.m.

Cedar Crossing Condominium Association, County of Monmouth, State of New Jersey held its regular Meeting of the Board of Trustees on Tuesday, May 23, 2023 at 6:00 p.m. via Zoom.

OPENING OF MEETING

Lisa Hendricks Richardson called the meeting to order at or about 6:00 p.m. and asked for the reading of the roll:

Present:

Christopher Pascarella
Arlene Bernard
Melissa Moore
Garland Rose

Homeowners present: D. Bennet, L. Clark, R. Gomez, M. Legrande; M. Muller, N. Muller

APPROVAL OF MINUTES

The minutes of the March 21, 2023 Board Meeting were approved unanimously.

OLD BUSINESS

Collection matters were generally discussed.

NEW BUSINESS

Bill List from April to date reviewed.

After homeowner discussion, approval of 2023 Budget was tabled. Homeowners will be sent a proposed 2024 Budget with the next Board Meeting notice.

OTHER BUSINESS

Homeowners voiced displeasure of tree removal (rather than being trimmed) without notice, as the trees camouflaged train noise; cracks in foundation which were told to management before the pandemic; responsibility of window screen replacement; exterior light poles serviced by JCP&L not working; and issues with who the Board officers were and the need to start fresh with Board elections. Concerning the tree removal, the Board advised it made an emergent decision to remove the trees as the overgrown branches hindered access to A/C units which needed repairs, caused by falling foliage. It was acknowledged that under new leadership and personnel, the Property Management Agent had implemented and accomplished many positive changes.

There being no other business, the meeting was adjourned at or about 8:00 p.m.

Respectfully submitted,

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