

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

Monday, September 25, 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 Monday, September 25, 2023, at 7:30 p.m. via Zoom.

OPENING OF MEETING

Chris Pascarella (President) called the meeting to order at or about 7:35 p.m. and asked for the reading of the roll.

Present:

Christopher Pascarella
Arlene Bernard
Melissa Moore
Garland Rose

Homeowners present: Linda Clark, and Heather Pascarella

APPROVAL OF MINUTES

The minutes of the May 23, 2023 Board Meeting were approved unanimously.

OLD BUSINESS

Acceptance of the Bill List was moved by Ms. Moore and seconded by Mr. Pascarella. Unanimously voted yes.

NEW BUSINESS

Mr. Pascarella went over the Budget.

After discussion, approval of the 2024 Budget was tabled. The Budget will be presented at the next meeting on Tuesday October 17, 2023.

OTHER BUSINESS

Ms. Clark commented on the petition posted on Chris Pascarella's door requesting an in-person meeting at a later date, preferably on a Sunday.

Mr. Pascarella explained that the annual meeting will be an in-person meeting.

Ms. Clark asked who runs the board and who makes the decisions.

Mr. Pascarella thanked Ms. Clark for her concerns and advised that there were certain things that he was unable to address and explained that a packet was mailed to all homeowners.

Ms. Clark commented about having more involvement by homeowners.

Ms. Pascarella explained his involvement with the board.

Ms. Clark commented that she wants to make changes in the way homeowners can vote.

Ms. Clark asked about the kids that helped with the cleaning of the complex outside and that if anyone was hurt who would be responsible.

Ms. Clark commented that 17 homeowners signed a petition to change the board meeting.

Ms. Clark commented that the RBHA might not have the legal rights to say that a homeowner can't vote if they are not current with the HOA dues.

Ms. Clark again requested an in-person meeting on a weekend.

Ms. Clark wanted a letter drafted to those homeowners that signed the petition.

There being no other business, the meeting was adjourned at or about 8:30 p.m.

Respectfully submitted,

Red Bank Housing Authority
Property Management for Cedar Crossing
Condominium Association