

**TAVISTOCK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
SPECIAL MEETING
MINUTES (PUBLIC)**

June 13, 2023

A special meeting of the Board of Directors was held on June 13, 2023. The meeting, requested by a Unit Owner, was held in the Conference Room at 100 Tavistock Road.

The meeting was called to order by Barbara Gordon at 2:00 p.m.

Present at the meeting:

Board of Directors

Barbara Gordon
Dennis Boyle
Roland Lipka
Jim Lizzi
Calvin Hyde

Management

Don Merlino
Karen Merlino

Legal Counsel for the Association

Mr. Gary Zangerle

Minutes of 2/16/2013

Minutes of the meeting were approved.

Financial Reports

Karen Merlino presented the financial reports dated through May 31, 2023. Reports were reviewed and filed pending audit.

Unit PRIVATE

Unit Owner [REDACTED] requested a meeting with the Board to discuss a recent rules violation that he was cited with. [REDACTED] has repeatedly made alterations to the common elements, notably the replanting of trees and shrubs in the common beds, the addition of astro turf in the rear. The resident was notified by Mr. Zangerle that he may not make alterations to the common grounds without prior approval, however he continued to do so.

For this reason [REDACTED] requested a special meeting with the Board and Counsel to discuss this matter.

Confirmation of the meeting was received from Mr. Freas on 6/12/2023. Mr. Freas did not show at the scheduled time. (See note 1 below.).

ADA Dispute

New owners of unit 230 requested a handicapped parking space dedicated to their unit. Management informed them that this would take place when cement work is being done. In the meantime, they are free to use the space in the front lot which Tavistock will dedicate. They were informed that the Association does not fall within the legal requirements of the ADA, however, accommodations will be made as needed.

Without any further correspondence, the owners filed a complaint with the State of NJ.

Mr. Zangerle was asked to handle the complaint. In his response to the State, Mr. Zangerle reiterated that Tavistock does not fall within the scope of the ADA, and that Tavistock although willing to provide for the residents, has the ability to charge them back for any costs associated with the ramp/signage, etc.

Management will keep the Board informed on this matter.

Landscaping (Sprinkler System)

Management has been in contact with a resident who feels the need for additional sprinklers in the rear of the units as the current drought has caused grassy areas to brown. Management has made every attempt via numerous emails and phone calls to educate the resident to the difficulty/cost in running new sprinklers to the rear of the units. Despite these efforts, management has been informed by other residents that there has been a petition going door-to-door in regards to adding the sprinkler in the rear of his building. A presentation regarding the complex issue of installation of sprinklers will be prepared and distributed at the Annual Meeting. The presentation will include possible costs and the possible costs to each unit owner.

Annual Meeting

The Annual Meeting will be held at the pool on 6.19.23. The meeting will be held at the pool. A tent and chairs were rented at Westmont Party Supply and will be delivered on the morning of 6.19.23. Mr. Zangerle was asked to attend the meeting to discuss the changes in regards to the election and the meeting process.

The meeting was adjourned at 3:00.

NOTE 1: After the meeting was adjourned. [REDACTED] arrived at approximately 3:10. Mr. Zangerle will handle the complaint from this point on.