

TAVISTOCK CONDOMINIUM ASSOCIATION
MINUTES
Board of Directors Meeting
September 8, 2025

A regular meeting of the Board of Directors of Tavistock Condominiums was held on September 8, 2025, at the Cherry Hill Library.

CALL TO ORDER

President Barbara Gordon called the meeting to order at 6:55 p.m.

ROLL CALL

Board Members:

Barbara Gordon	Present
Calvin Hyde	Present
Dennis Boyle	Present
Dan Lobascio	Present
Matthew Jacques	Present

Management:

Don Merlino	Present
Karen Merlino	Present

As published in the Association newsletter which was emailed to all unit owners and posted on the Clubhouse bulletin board, the meeting was open. Several residents attended the meeting.

READING AND DISPOSAL OF MINUTES

The minutes of the June 17, 2025 meeting were reviewed. Calvin Hyde made the motion to accept the minutes with corrections. Seconded by Dennis Boyle, all were in favor and the motion carried. The minutes will be published on the Association's website.

FINANCIAL REPORT

The Financial reports were delivered by Karen Merlino. The reports were accepted subject to audit.

Minutes also record the E-Vote taken on 8/13/25 authorizing the transfer of funds from the Reserve Account to the Fulton Operating Account in the amount of \$75,000. All were in favor.

E-Vote also shows unanimous decision to bid insurance coverage for the upcoming year.

Due to the Building 15 fire loss in January 2025, only two companies would insure the Association, both showing considerable rise in premiums. The Board voted to bind with the lower of the two.

BUILDING 15 FIRE

Don Merlino reports that a settlement was reached and that the figures agreed with the cost of rebuilding. Reliance Contracting was engaged and the process of rebuilding will move forward with the preparation for the permit application with Cherry Hill Township.

STAIR REPLACEMENT

Stair replacement is ongoing with the addition of two more sets of stairs.

NEW FIRE CODE

Elite has begun the installation of stone in several buildings in accordance with the new fire code requiring at least 18 inches of stone to be placed at the buildings front. Again, this is a non-budgeted cost of approximately \$3,965 per building.

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CROSS CONNECTION / METER PITS

Recognizing the need to move forward with this new requirement, MPM has suggested that the Association complete one installation in an effort to gather realistic costs figures. As this work involves several unknowns it is difficult to get bid estimates that are not open ended.

It was suggested that Glendora Plumbing oversee the process as Joe Sheehan is a certified inspector for the cross connection program.

Motion was made by Cal Hyde to begin the process of having one vault/cross connection installed. Seconded by Dennis Boyle, and all were in favor. Motion carried.

MPM will have Glendora begin gathering necessary contractors and prices.

CLUBHOUSE AND SECURITY SYSTEM

As stated at the last meeting the present system is no longer fully operational due to upgrades in the computers operating systems. After some discussion the board members agreed that a simple combination lock will be installed once the current fobs are exhausted. The system will be monitored and if there are any issues will revert back to the installation of a secured system.

There was some discussion regarding replacement of the treadmills. Exertech, the service provider, has reported that both are in good working order, decks have been replaced, and the rollers on one have also been replaced. There is no urgent need to replace.

POOL CLOSING

All went well at the pool this year, with minimal complaints other than the furniture and requests for more umbrellas. Final payment was made to Pentagon Pool Company.

210 DRAINAGE

Pennonni Engineering has completed its assessment and recommendations for upgrading the drainage at 210. Mr. Dougherty (Pennonni) has reached out to Riverview (Elite) to make recommendations.

Riverview (Elite) has sent a proposal for the correction of deficiencies total cost of \$22,785.00 which would include not only regrading, but removal of trees, installation of new curb and sidewalks, and surface drains. All were in favor.

MPM will give Elite the go ahead for this project.

SMOKING

MPM presented a legal opinion letter from Mr. Zangerle stating what is and is not possible regarding the ongoing situation with smoking within units. His opinion was that the best remedy was to offer ADR (Alternative Dispute Resolution) to the complainant.

MPM will prepare correspondence to the unit owner of 260 offering such. Letter will be reviewed by counsel prior to sending.

It should be noted that BOD member Matthew Jacques has recused himself from all discussion and vote in this matter. As he is the resident making the complaint, it was felt that there was a possible conflict of interest in using his authority on the board concerning this issue.

ADJOURNMENT

The meeting was adjourned at 8:10 p.m.