

Cinnaminson Harbour – Community Association Meeting (December 3, 2020) Meeting Minutes

Call to Order: 7:00pm

Reorganization of the Board:

- President: Tom Zemaitis
- Vice President: Jeff Simon
- Secretary: Denise Hurley-Forgach
- Member-At Large: Michael Randolph
- Member-At-Large: Marty Hagerty

OLD BUSINESS:

New Member:

- The Board graciously welcomes Denise Hurley-Forgach

Clubhouse Update w/COVID-19

- Tom Crehan, property manager, stated the Clubhouse will not be open to residents for the foreseeable future per the current pandemic. The community will be notified via the Board when this status changes.

NEW BUSINESS:

2021 Budget Approval:

- Tom Zemaitis discussed \$14K for upgraded bollard lighting for the CH tot lot this year.
- 2021 Expenses of Consideration: common area tree expenses, pool management costs have risen due to increase in minimum wage in 2021. In 2020, there was a savings for \$8,000. in pool management due to the pandemic (\$29,130 down to \$21,130). Lastly, there is additional costs for the newly integrated CH website which started June 2020.
 - **Motion for Approval: Jeff Simon, 2nd – Marty Hagerty. Vote: 5-0 APPROVED**

Landscaping, Irrigation and Snow Contracts – 2021

- The Board is in favor of using Marion Landscaping (incumbent contractor) for all three elements of these contracts. Marion's will be asked/required to record specific repairs relevant to irrigation issues forthcoming. This language must be incorporated into the repairs including location, description, etc.
 - **Motion for Approval: Jeff Simon, 2nd – Denise Hurley-Forgach. Vote: 5-0 APPROVED**

Pool Management Contract – 2021

- The Board is in favor of utilizing Millennial Pool Management (incumbent contractor) for management of the outdoor community pool. Based on discussion between Millennial and management, Millennial will lower their 2021 cost \$2,000. (\$32K to \$30K).
- **Motion for Approval: Marty Hagerty, 2nd – Denise Hurley-Forgach. VOTE: 5-0 APPROVED**

Common Area Tree Contract – 2021

- The Board wants to use Paul's Tree Service for this spring 2021 tree trimming/pruning project.
- **Motion for Approval: Marty Hagerty, 2nd – Jeff Simon. Vote: 5-0 APPROVED**

Miscellaneous:

- Pergola @ Outdoor Pool – management to obtain refurbishment quotes
- Baby Pool – tile and coping – management to check w/Millennial Pools on specific needs and request quotes.
- Water Club Towns – management asks for refund for non-use of Clubhouse per COVID-19 pandemic. Management will engage legal counsel for response of non-entitlement.
- Census Form now on Cinnaminson Harbour website.

PUBLIC SESSION:

- Questions on outdoor pool opening. Timeline, additional personnel required.
- As of this writing, the pool will be maintained accordingly throughout the year. This includes running the pumps in the warmer weather and aligning water chemistry. As for specifics regarding a 2021 opening, it is too early to tell. The Board is hopeful the pool will be able to reopen; however, it is all pandemic resolution related.

Adjournment: 7:38pm

Respectfully Submitted,

Thomas J. Crehan/TJC
Community Manager
mem property management corporation