

Northgate East Condominium Association

**Board of Trustees Open Meeting**

July 18, 2023, @ 7:30 PM

Hunterdon County Library North County Branch

- **VERIFY QUORUM & CALL TO ORDER**
  
- **APPROVAL OF THE MINUTES**
  - Minutes – April 2023
  
- **FINANCIALS**
  - Financial report
  - Collections updates
  
- **OLD BUSINESS**
  - Step project
    - Expecting a report from the engineer
  - Lighting on Troon
    - The issue has not reoccurred.
  - Landscaping needs for the Spring
    - Red Stone replacement
    - Bush replacement
  - Latch on dumpster enclosure near 13 Troon
  
- **NEW BUSINESS**
  - Gutter cleaning, proposals
    - Fox Chase
    - Rainbow
  - Dryer Vent cleaning
  - HVAC inspections
  - Dumpster enclosures
  
- **VOTES NEEDED**
  - New By-Law regarding Capital Contributions
    - New unit sales will collect a contribution:
      - of 5 x the current monthly maintenance fee
      - of 3 x the current monthly Master Association maintenance fee
  
- **HOMEOWNER COMMENTS/CORRESPONDENCE**
  - Website – if you are not on the website, please join as you are missing critical information. You have access to the Governing documents and can submit maintenance requests.
  
- **NEXT BOARD MEETING** – August 8th, 7:30pm in person?
  
- **ADJOURN**