

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

Tuesday, June 18, 2024, 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 Tuesday, June 18, at 7:30 p.m. in person and via Zoom.

**OPENING OF MEETING**

Chris Pascarella (President) called the meeting to order at 7:30 p.m. and asked for the reading of the roll call.

Present:

Christopher Pascarella

Michael Muller

Melissa Moore

Arlene Bernard

Julianne Kuczinski

**Old Business**

Clarified to our community that we need to have at least 2 board meetings per year.

Announced that 3 board member seats will be open at the annual meeting and the need for future nominations.

**New Business**

Passed the rules and regulations by resolution as a board.

Passed the resolution for fines and outlined the fine procedure.

Discussed the formation of the ADR (Alternative Dispute Resolution Committee) and the need for 3 volunteers to be on it. None of the current board members can be on the ADR Committee. Interested unit owners should email the cedar crossing email.

**Open Business**

Clarified & communicated the need for an annual audit based on the bylaws and communicated that we have obtained 2 quotes for auditing services, 1 for a pre-audit (3,000) and 1 for a full audit (8,000).

Addressed financial matters including paying dues (HOA Fees), budget, and reserve fund.

Established that we now have 3 forms of communication which are: 1) our website, 2) our email 3) most recently, our WhatsApp Group Text Chat that was communicated via a letter to homeowners.

Discussed the rising insurance rates and the need to allocate funds for our large insurance bills that happen twice a year.

Addressed concerns raised by homeowners regarding tent placement for one unit owner, issues with furniture dumping, Window AC Unit approval (the board will review the bylaws), parking lot/space lines fading, & broken neighborhood lights

Meeting ended at 8:21PM.