

**Harbour Mansion Condominium Association
Board Meeting – April 1, 2019
7:00 PM
2nd Floor Clubroom
Open Session**

Board Members Present: Ray Ambrosino, President
Mike Behar- Vice President via phone
Mike Greco- Treasurer
Lois Gerber, Secretary
Steve Issman-Trustee

Management Present: Lisa Williams
Attorney Present: Lysa Bergenfeld, Esq

CALL TO ORDER:

The meeting was called to order at 7:10pm

OFFICERS REPORTS

Motion to approve the minutes from the November 5, 2018 meeting.

Motion: Ray Ambrosino, Second: Mike Greco All Approve

TREASURERS REPORT:

Motion to approve the Treasurers Report

Motion: Lois Gerber, Second: Ray Ambrosino, All Approve

MANAGEMENT REPORT: Elevator cabs refurbishment complete, Security desk replacement on order; consider an automated digital guest sign-in & package delivery notification system. Two new hires for door(wo)men: Clara & Ellen. Ellen also to work as weekend summer pool monitor.

Committee Report: Lois gave R&R update. Committee turned over HM draft R&R to Trustees; submitted for legal review and under Board action.

Old Business:

Motion to ratify the new 2nd Floor Clubroom policy (attached):

Motion: Ray Ambrosino, Second: Mike Greco, All Approve

New Business:

Beach lifeguards: Long Branch to provide for the 2019 season at a cost of \$19,500.00.

Motion to approve the proposal to provide Lifeguards from the City of Long Branch for the 2019 season.

Motion: Ray Ambrosino, Second: Lois Gerber, All Approve

Cabana Staff: Negotiating with Jersey Shore Beach Rentals; tentative schedule: daily 9-6pm/one person for chairs/umbrellas, weekends/holidays 9am-6pm: 2 persons for chairs/umbrellas & 1 person for deck supervision. The cost is approximately \$27,000.00

Motion to approve the proposal to from Jersey Shore Beach Rentals for the 2019 season

Motion: Ray Ambrosino, Second: Steve Issman, All Approve

Amendments to the ByLaws: Proposed HM Bylaws Amendment to permit fines for rules violations following guidelines set by NJ Statute under 2017 Radburn Bill. General discussion from meeting attendees. Elysa responded to questions from audience. Letters/ballots to go out to HM Community immediately.

Motion to approve the proposed HM Bylaws Amendment to permit fines for rules violations following guidelines set by NJ Statute under 2017 Radburn Bill.

Motion: Ray Ambrosino, Second: Steve Issman, All Approve

8:20PM Adjournment: Ray moved; Mike Greco. 2nd, All Approve

Respectfully submitted,

Lois Gerber, Secretary,

Approved: _____