

COLONY AT SMITHVILLE PROPERTY OWNERS ASSOCIATION
P.O. Box 20, Leeds Point, NJ

1994 ANNUAL MEETING

The 1994 annual meeting of the Colony at Smithville Property Owners Association was held at the home of Jerry and Barbara Calcagni at 803 Millbridge Ct. on Tuesday, August 9. Members in attendance were:

Donna Delaverdac	Barbara Calcagni
Julia Younger	Muriel Jacoby
Marilyn Buckley	Ina Bacsenko
John Buckley	Barbara Mellon
Michael Turco	Mary Ellen Lucia
Andy Chung	Donna Beaupit
Jack Bacsenko	Todd Beaupit
Marie Costa	Jerry Calcagni
Tony Costa	Janet Turco

This comprised a quorum of property owners as required for the annual meeting.

The President, Jack Bacsenko, began the meeting with a review of the minutes of the 1993 annual meeting.

Topics reviewed included:

- trash collection
- sewage hookup and water: no plans exist at this time to bring either to the Colony.
- Property owner behind Tom and Barbara Mellon's residence: One property owner behind Lexington Ct. used a bulldozer to excavate and planted grass to create a golf driving range. Request was made to have surveyor mark property. Upon completion, found that Colony land was encroached. 250 ft. of vinyl coated chain linked fence is to be installed. Jack showed members surveyor's print of Colony to explain where fence is to be installed. Two fold problem: -infringing on Colony property
-Legal problems could result if encroachment is allowed to continue.

Barbara Mellon stated that RAC Fencing was due Aug. 10 to walk the property off to determine installation location. Fence is to be installed within a few days of Aug. 10. Jack will ask RAC Fencing how far in from the property line the fence will be erected.

Marilyn Buckley recommended notice be served to the property owner of where the property line exists. Further discussion to take place later in the meeting.

- Nature trails: have all been cleared of debris and payment made in full to Ron Swenn for services rendered.

- Tennis court: Hand-made sign has been installed stating that courts are for tennis playing only. Roller skaters had been using the court and removing the net. Donna Delaverdac inquired as to the continuance of her children using the perimeter of the court for roller blading. Concern was voiced over non-association children using the court for skating and being injured. Jack will ask Rac Fencing for a price on a new lock. John Buckley suggested that a new, permanent sign be installed.

- General discussion relating to the marker and flag installed along Moss Mill Rd. began. Mary Ellen explained that paving of the road will begin early in 1995.

- Discussion began relating to the election of officers.
Jack Bacsenko- President
Jerry Calcagni- Treasurer
Mary Ellen Lucia- Secretary

- Basketball Court: Donna Delaverdac discussed the adding of a half court next to the tennis court. She agreed to obtain an estimate for the installation of a court. Concern was raised over other children coming into the Colony to use the court. John Buckley asked if it were possible to use the existing tennis court for basketball. Many concerns were raised over this issue. General agreement was to continue to evaluate the erection of a basketball court. Donna Delaverdac will pursue this.

NEW BUSINESS:

- Election of Officers: A review of the listing on the minutes from the 1993 meeting took place.
- Barbara Mellon nominated Tom Mellon for President effective January, 1995. Donna Delaverdac seconded the motion. There was a unanimous approval to elect Tom Mellon as President beginning January, 1995.
- John Buckley nominated Jack Bacsenko as Board Member in place of Don Woods effective Jan. 1, 1995. Mary Ellen Lucia seconded the motion. An election was held and approved the same.
- Jack Bacsenko read the Treasurer's report. Items discussed included the following:
 - dues in arrears
 - payment of dues at settlement
- Current dues: Presently set at \$250.00 per year. Jack Bacsenko stated that if all dues are collected for 1994 there should be no increase. John Buckley stated that the upkeep of the tennis court should be considered in the setting of the dues. Janet Turco made a motion to have the dues remain at \$250.00. Motion was seconded by John Buckley. Motion passed.
- Floor was then opened for general discussion.
- Homeowner's list will be updated and distributed.
- Further discussion ensued pertaining to the erection of a fence from RAC Fencing as well as a letter to be sent to the homeowner who has encroached Colony property. Mary Ellen Lucia offered to contact Mayor Brads to inquire of the Township's responsibility in enforcing laws pertaining to encroachment of the Colony's common area.
- Jack Bacsenko introduced a proposal to amend Sec.3, Article IV of the Association ByLaws. In so doing, there would be a reduction in the annual dues for each of the Association members holding an elected office. It was generally agreed to discuss the proposal at the next annual meeting.
- There being no other business, a motion to adjourn was made by Jack Bacsenko and seconded by Donna Delaverdac.