

BOARD of GOVERNORS MEETING
November 1, 1970

The meeting was called to order at 2:45 P.M. at Bill Sutphen's home, by Mike Landolfa, President.

Present: Bacquet, Botti, Donaldson, Matthern, Sutphen, Williams, and Claudin (part).

Absent: Coughlin, La Greca, Malanga.

The secretary read the minutes of the previous meeting. Mr. Donaldson moved, Mr. Matthern seconded and the minutes were approved as read.

The Treasurer reported a balance of \$1693.71 in the check-account as of November 1. Of this \$535.30 is ways & means and \$936.14 is from land sale. It was agreed that all these monies be used to pay as much of the real estate taxes as possible. Gordon Williams said that a check should be made out to Gene Bacquet for cement which he supplied for repair of Bass Rock Rd. The Treasurer asked if she could include in the check, postage and accounting paper which she had purchased. All agreed.

Committee Reports:

Land Sale: James E. Reid and his wife wish to purchase Tract #2 Block 31401 Lot 33 for \$2500. Downpayment \$625, consisting of cash and a promissory note. The balance of \$1875 to be a mortgage payable in 4 years @ 6% interest. Paid in equal payments. Real estate taxes to be paid by the purchaser from October 1, 1970.

Mike Landolfa moved that the sale be approved. Bob Botti seconded and it passed unanimously. Dick Donaldson made the suggestion that hereafter, the buyer assume taxes as of the date of agreement to buy. Everyone agreed that this should be done. Dick also suggested that we try a new lawyer who might speed up transactions. He suggested a Mr. Pfaffenroth. All except Mrs. Bacquet, who was against the change, and Mr. Matthern, who questioned the change, thought it was a good idea. Mr. Rosica's request for payment of his Promissory Note was discussed. Everyone agreed that the Notes would be paid off in the order of purchase as originally set up.

Surveys- No report

Membership- Bob Botti had applications from Hunter renting Cafaro's house and Hines who purchased Doran's house. He recommended approval of both. Gordon Williams questioned the approval of Hunter's since there had been some problems with them. It was decided to hold the application for further information. The Hines application was approved unanimously. Bob Botti wanted dues on properties occupied by non-members, carried on the books.

The problem with the Bamber family was explained by Bob Matthern. He has secured 21 signatures on a petition, by those people who have had difficulties with the Bamber children. Court action will be on November 18th. Dick Donaldson made a motion that a letter be sent to the court, supporting Bob Matthern's action. Gordon Williams seconded and it passed.

Property Inspection- Bob Botti mentioned several properties where there was a need for tidying up. Vespignani, Water Company property, Bacquet, Donaldson, Poole. Boats stored on property should be out of sight. Letters regarding parking of School Buses and trucks to be sent certified mail to: Fixl, Myers, and Sutton.

Dick Donaldson asked if the association would consider taking in a new member, who is adjacent to his property but outside Wildwood Shores. It was decided not to do so.

Docks, Beaches, Mooring and Storage- Bill Sutphen reported that the tires at Pebble Beach would be picked up. No major repairs will be done at Bass Rock and the Pool this year. A welder is coming next Sunday to repair the steel work at the Pool. Bills are to be sent to those who have their boats in storage and have not paid.

Club House- Mike Landolfa reported that the water will be shut off next weekend and the windows will be boarded up.

Ways and Means- No report

Roads- Gordon Williams reported that Bass Rock Rd. repair will be completed next week.

New Construction- Gordon Williams reported that approval had been given to: Bob Botti - New House

Koehler- Extension

Darrow- Extension

Gordon will check on construction at De Lorenzo house. Dom Franchino will submit plans for construction of a Garage.

Mr. Fiore will submit plans for an extension.

Mike Landolfa suggested Bob Viola as a replacement for Ron Rosica who is dropped due to non-attendance and the fact that he has moved from the community. It was felt that the area in which Bob Viola lives is already well represented on the Board, therefore Bob Botti suggested Bob Winegar. He was unanimously approved.

The Secretary requested the Boards approval for Bob Corbin to use the services of Bramsen-Wood as experts on property value, to testify at the tax appeal hearing coming up on January 1st. The fee would be about \$150. Bob Matthern made a motion for approval, with the stipulation that they pay back dues out of the fee. Art Claudin seconded and it was approved.

The Secretary presented a policy for bonding the Treasurer, from the Morris County Agency. The premium being almost double what had been paid in the past, it was decided not to take the coverage at this time. Other sources will be looked into.

Water Company- Bill Sutphen reported that the finances are in good shape. The Secretary will give him a list of non-members and members who are 1 year delinquent in dues so that he may bill them according to the rates suggested for this purpose.

Dom Franchino reported that the new tanks were paid for and had been painted inside and out. New valves have been installed.

Bob Botti - spoke at length on replacing a trustee, he suggested Bill Sutphen to replace Ron Rosica. Referred to legal dept.

The next Board meeting will be December 13th at 2 p.m. at Bill Sutphen's home.

There being no further business Bob Botti moved for adjournment, Bill Sutphen seconded and Mike Landolfa adjourned the meeting.

Respectfully Submitted,

Clay J. Boquet, Secy.