



*Edison Glen Condominium Association*  
*1304 Edison Glen Terrace Edison, NJ 08837*

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**Meeting minutes for 1<sup>st</sup> Quarterly Open Board Meeting held at management office on Wednesday, March 18<sup>th</sup>, 2026.**

***Attendee List:***

Unit#	Name	Other Detail
1616	Harpreet Singh	President
405	Manish Parikh	Vice President
1207	Paramjit Singh Khurana	Secretary
821	Rahil Shah	Treasurer
116	Dayanand Dyawarashetty Shrinivas	Trustee
	Vijay Diddekunta	Property Manager
	Anna Musto	Management Representative
102	Yash and Raj Pandya	Homeowner
402	Patrick O'Connell	Homeowner
501	Priya Parekh	Homeowner
516	Frank Kowalewski	Homeowner
601	Denise Smoltino	Homeowner
616	Robert Tse	Homeowner
801	Vyomesh Mehta	Homeowner
1015	Rajnikanth Paidi	Homeowner
1118	Elina Baltazar	Homeowner
1201	Ritesh M. Modi	Homeowner
1202	Ramakrishna Talla	Homeowner
1208	Brigitte Carcagno	Homeowner
1408	Pasquale Toto Jr	Homeowner
1414	Vinod Ponnuswami	Homeowner
1415	Ashish Thakur	Homeowner
1501	Amita Amar	Homeowner
1502	Bhavani and Suneelkumar Kesana	Homeowner
1514	Nitin R. Zende	Homeowner
1515	Jyotsna Manikantan	Homeowner
1516	Desh Gupta	Homeowner
1608	Manoj Tejwani	Homeowner
1714	Aratti Kaushle	Homeowner
1802	Srinivas Bellary	Homeowner
1803	Reeja Beegum/Aneesh	Homeowner
1811	Kevin Watkinson	Homeowner
1816	Nitin J. Shah	Homeowner

## **Meeting called to order 7:00 pm by Paramjit Singh**

### ***Snowfall Update:***

- 2025-26 season saw significantly higher total Snowfall than the 2024-25 season.
- No special assessment will be applied despite higher snow accumulation in 2025-2026.

### ***HOA Fees Update – Notification via Email & During Census:***

- Homeowners were informed of increase in HOA Fees from \$330.00 to \$450.00 for year 2026.
- Provided the top expense categories that have increased year after year, supported by three years of historic data (2025, 2024, 2023)
- Management has not made any special assessments over the past six years, despite steadily increasing costs year after year.

### ***Reserve Study and current Reserves:***

- Homeowners were informed during Census 2026
- Current Reserve Amount and future needs
- Potential shortfall in Reserves \$7.5 million (based on Reserve Study)
- New Jersey Reserve Funding Requirements
- The HOA collected feedback from homeowners via a survey to explore potential solutions for closing the reserve funding gap.
- Dryer Vent Cleaning and Chimney-Submitted by Units

### ***Parking Enforcement:***

- Parking Enforcement started on March 1<sup>st</sup>
- Any vehicle without a Parking Sticker for Yr. 2026 will be towed at owner's expenses.
- All Homeowners are advised to complete Vehicle Registration as soon as possible to avoid parking violations, penalties and towing expenses.

### ***Completed Projects:***

- Tree Pruning & Dead tree removal across the community – Q1' 2026
- SMS Messaging service has been enabled for faster communication- Used for sending updates on Water discoloration occurred on 3/14-3/16/2026.
- Extermination will be carried out across the community. Homeowners are advised to request service to be added to the monthly priority list.
- Township Refunds – Management is working through for refunds.
- Feasibility study performed by board to onboard the individual water meter for each unit but It's not possible, due to current infrastructure of Edison Glen

### ***New Roofs & Repairs***

Completed

- Building # 3

In-progress:

- Building. #6 and Building. #7

### **2026 Upcoming Projects:**

- Fall Gutter Cleaning across the Community
- Roof Repairs & General Maintenance
- Scheduled Pest Control & Animal Removal
- Road Repairs
- Comcast is underway to explore an alternate option for Optimum – the Internet Provider
- Feasibility is underway to add 16 additional EV Chargers

### **Guidelines:**

- Homeowners are advised not to engage their own contractors for maintenance, repairs, replacement, removal or alternation or modification of common elements including but not limited to plumbing, electrical, or roof repairs. Management will not be responsible for reimbursing such expenses.
- Further Homeowners are advised to engage Management for any repairs for all common elements during emergencies.
- Please refer to the Master Deed and Bylaws

### **Reminder:**

- Children must play only in designated areas.
- Homeowners liable for property damage and additional penalties
- Legal document requests must go via Service Request with good standing.

### **Discussions:**

- 102-Roofs to be done
  - 1033-Need to be transparent
  - 601-Regarding roofs to be changed
  - 1802-Roaches
  - 1811-Refund from township for common
  - 1811-How many received Comcast
  - 1515- Need volunteers
  - 1501-Largest in capitol reserve, find new bids for services we pay for
    - Roofing, recycling, lawn maintenance, snow plowing, wants to see bids, audit every year.
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- **Meeting adjourned 9:00 pm by Harpreet Singh**