



ASBURY PARK HOMEOWNER'S ASSOCIATION

PO BOX 1205 ASBURY PARK, NEW JERSEY 07712

GENERAL MEMBERSHIP MEETING MINUTES – June 27, 2013

Location: Asbury Park Council Chambers

Attendance: 28

Board of Directors Present: Pat Fasano, President, Todd Bergman, Vice President, Conrad Neblett, Treasurer, Bill Rothert, Secretary and Trustees: Lynn Goldhammer, John Fredricksen and Phyllis Maffucci.

Call to order: Pat Fasano, President, called the meeting to order at 7:10 PM

Old Business: None

New Business: Pat

1. Fasano introduced our topic for the evening, property value reassessment. The guest speakers for the evening Eric Aguiar, Tax Assessor and Brandon Sherwood of "Realty Appraisal Company".

2. The City of Asbury Park is conducting a complete revaluation of all properties effective for the tax year 2014, as ordered by the Monmouth County Board of Taxation. The purpose of the revaluation is to determine the current value and to ensure a fair and equitable distribution of tax burden among all property owners. The firm of Realty Appraisal Company had been contracted to conduct this revaluation appraisal. Thru 2013 the appraisal has been based on approximately 35% of fair market value. This 2014 appraisal will be 100% of fair market value. The tax burden will then be distributed over the property appraisal revaluations.

3. The appeal process is as follows: The property owner will receive the appraisal/ assessment for their property following the onsite visit/inspection by Realty Appraisal Company. If the property owner chooses to appeal the appraisal/assessment, they should file for appeal at that time. You can appeal your new appraisal/assessment to the county tax board prior to January 15, 2014. If you appeal, be prepared to present recent sales of comparable properties in Asbury Park that support your opinion of the value of your property.

4. The property owner does not have to allow the appraiser inside the dwellings.

5. The next meeting will be the general membership meeting, Thursday July 25, 7:00 PM: "Redevelopment Forum": A discussion about the redevelopment areas on the Waterfront and on Springwood Ave.

6. Saturday August 24 "Summer Barbecue" at Asbury Lanes.

7. Thursday September 26, 7:00 PM "Reorganization Meeting" Appoint various subcommittees.
8. President Pat Fasano adjourned the meeting at 8:50 PM.

Respectfully submitted,
William Rothert
Secretary