

JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF JUNE 8, 2006  
MINUTES

The meeting was called to order at 7 PM by Chairman Scott Najarian with a flag salute and reading of the Sunshine Law by Mr. Sheehan.

Present: M. Bado, B. Spielman, P. Maher, S. Najarian, D. Hopkins, E. Hlavach, CPA and P. Sheehan, Esq.

MINUTES OF May 11, 2006 - Motion to approve Spielman/Maher M. Bado – Abstain  
Spielman, Maher, Najarian, Hopkins – Aye

Bills: Motion to pay all bills - Spielman/Maher All Ayes

Correspondence –

Jackson Estates Court Matters – Mr. Sheehan reports that the Jackson Township Ordinance regarding oil tank conversions was upheld by the court in that the court will not allow the cost to be passed on to the tenants.

Maple Glen – Judge Foster put the matter off until July 12, 2006.

#### RESOLUTIONS

2006-12 Land O' Pines CPI Increase of 3.4% effective July 1, 2006  
Motion to approve: Maher/Spielman Bado – Abstain  
Maher, Spielman, Najarian, Hopkins – Ayes

2006-13 Jackson Estates CPI Increase of 3.6% effective June 1, 2006  
Motion to approve: Spielman/Maher Bado – Abstain  
Maher, Spielman, Najarian, Hopkins – Ayes

2006-14 Regency Club Apartments Rental Increase  
Apartments: 1M, 3L, 4D, 13A, 14F, 18J, 19D, 19J, 20E, 20L,  
21C, 22E, 23A, 23D, 24C, 25J and 30L

Apartments: 1G, 2G, 3H, 7B, 11A, 12L, 13K, 15C, 17H, 20G,  
22B, 25G and 25M

Effective date for both groups of apartment increase shall be  
June 1, 2006

Mr. Hlavach notes he has received correspondence from Mr. Brent Kohir of Regency Club contesting the effective date.

Mr. Sheehan notes that this was discussed at the previous meeting, board could not approve an increase that was retro effective. The board did not hear the application prior to the effective date. Board will stay with the June 1, 2006 effective date.

Motion to approve: Spielman/Hopkins Bado & Maher – Abstain  
Spielman, Hopkins & Najarian – Ayes

## REGENCY CLUB INCREASES –April & May

Present for Regency Club are Lorena Gomez and Karen Palmer. Looking for a March, April and May effective date for the increases.

Mr. Sheehan advises that the board cannot approve a retro-active date before the application is heard.

Mr. Hlavach notes that to be consistent with the prior application of Regency Club, cannot go for a retro-active date. Mr. Hlavach notes for the record that in no instance has he found any increases that would violate the Rent Ordinance from Regency Club.

Ms. Gomez and Ms. Palmer note that they cannot provide signed leases to the board prior to the effective date.

Mr. Sheehan would recommend an effective date of June 1, 2006 for both the April and May increase. Going forward, no retro-active increase will be approved by the board. Regency Club will provide 'signed letters of notice' to the board, as signed leases will not be available for the increase application. When signed leases are available, they will be provided.

Motion to approve April 2006 Increase effective June 1, 2006 as per the Board Accountant's figures  
Motion by: Spielman/Maher All Ayes

Motion to approve May 2006 Increase effective June 1, 2006 as per the Board Accountant's figures  
Motion by: Maher/Spielman All Ayes

Ms. Gomez has concern over the letter by Mr. Hlavach regarding rebates to the tenants, Mr. Hlavach will send correspondence to Regency regarding this issue.

Regency Increase will be scheduled for the agenda of June 22, 2006

### PUBLIC

Shari Williams speaks on the oil tank issue.

MEETING ADJOURNED 8:55 PM

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary