

JACKSON TOWNSHIP RENT CONTROL BOARD  
MEETING OF DECEMBER 14, 2006  
MINUTES

The meeting was called to order at 7:30 PM by Chairperson Donna Hopkins with a flag salute and reading of the Sunshine Law by Mr. Rumpf.

Roll Call: Present – D. Hopkins, L. Savage, G. DeVito, R. Cruz, N. Stallone, B. Spielman, J. Bellu, CPA and B. Rumpf, Esq.

MINUTES OF NOVEMBER 9, 2006 – Motion to approve SAVAGE/Cruz B. Spielman – Abstain  
Hopkins, Savage, DeVito, Cruz, Stallone – Ayes

Contract Approval – Board Attorney Motion to approve contract for Brian Rumpf, Esq. (effective 7/2006 to 12/31/2006). SPIELMAN/Savage All Ayes

#### CORRESPONDENCE

Oak Tree Mobile Home Park – Application for Rental Increase  
Shady Lake Park – Application for Rental Increase. Mr. Bellu will contact the attorney for Shady Lake, Mr. Ruben Silverman as the application is not complete and cannot at this time be scheduled for a hearing.

#### RESOLUTIONS

2006-07 Regency Club Apartments CPI Increase of 5.5% for the following apartments:  
1B 1C, 3C, 3K, 5E, 7H, 7K, 8F, 15D, 15F, 16B, 16M, 18K, 19H, 20A, 21F, 22G, 23K,  
24J, 24K, 28H, 28L, 29K, 29L, 30A, 30B, and 31G effective October 1, 2006.

Regency Club Apartments CPI Increase of 5.8% for the following apartments:  
1K, 2H, 3F, 4M, 10B, 12D, 12J, 15M, 20C, 25A, 26M, and 30F effective November 1,  
2006

Regency Club Apartments CPI Increase of 5.6% for the following apartments:  
2A, 4A, 5K, 9F, 9L, 10c, 16J, 17A, 19E, 24G, 26E, 26L, and 27H effective December 1,  
2006

Motion to approve – DEVITO/Savage All Ayes

JACKSON ESTATES REAL ESTATE TAX INCREASE - Diane DiCapua and Board Accountant, Juan Bellu were sworn in by Mr. Rumpf. Also present for Jackson Estates is Lori Greenberg, Esq. Ms. Greenberg explains that due to the township distributing late retro tax bills, the increase is for a 9 month period for the 232 sites.

Lou Spaldo – Jackson Estates Homeowner Association – states that tax should not be added to base rent and will end in August.

Motion to approve Real Estate Tax Increase effective December 1, 2006 of \$3.26 per site per month, with a maximum of \$29.31 per site per month. SAVAGE/DeVito All Ayes

LAND O' PINES REAL ESTATE TAX INCREASE – Present for Land O' Pines is Lori Greenberg, Esq. and Craig Hebler who is sworn in by Mr. Rumpf. Land O' Pines increased in size in 2006 from 80 units to 81 units. Mr. Bellu noted that last year's tax increase application amount approved was incorrect and will be corrected by this year's application. Seeking an increase of \$.57 per site per month with a maximum of \$23.83 effective December 1, 2006. Increase is calculated by 81 units.

No Public present from Land C Pines.

Motion to approve Real Estate Increase effective December 1, 2006 of \$.57 per site per month, with a maximum of \$23.83 per site per month. DEVITO/Cruz All Ayes

CANCEL MEETING OF DECEMBER 28, 2006  
Motion by SAVAGE/Cruz All Ayes

REGENCY CLUB CPI APPLICATION – No representation from Regency Club is present, will carry to meeting of January 11, 2007.

MGM AT JACKSON – Mr. Rumpf has received correspondence from the attorney for the Tenant Association, who has just been brought into this matter. Mr. Rumpf has provided information as to the developments so far in this matter, to the attorney and matter will be carried to the January 11, 2007 meeting.

Scheduled for the January 11, 2007 meeting:

- Reorganization
- Southwind Increase Application
- Regency Club Increase Application
- MGM at Jackson Remand issues
- Oak Tree Mobile Home Park Increase Application

PUBLIC – none

Meeting adjourned 8:15 PM  
SAVAGE/DeVito All Ayes

Minutes prepared and submitted by:

Kathleen Sevckenko  
Secretary