

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**Board Meeting**  
**Sunday, February 8, 2015**

**Present:** Board Members - Allen Kressman, Karol Kulakowski, Boris Todorov, and Matt Lengeranli.

Allen opened the meeting at 10:00 AM.

- **Landscaper** – Due to manipulation of invoices the attorney will write letter to this vendor for job performance. Hold any payments.
- **Soda Machine** – installed and working properly.
- **Employee Evaluation Form** – Nick DeCarlo performance review needs to be completed. Allen will talk with Nick regarding his work performance. Allen will discuss modifying Nick's contract.
- **Pool Fence and Furniture** – Board will be looking into these items.
- **Board Members** – At least 2 Board Members must approve all purchases, acquisitions, activities, etc.
- **Fire Inspection** – Fire Inspection has been completed and about 100 units failed. However, maintenance provided the needed items to bring units into compliance and the owners have been billed for expenses.
- **Summer Hours** – For the benefit of the condominium, the Board will be discussing employee hours for the upcoming summer season.
- **Access to Office and Shop** – Access to the back part of the office and the shop is limited to employees and Board Members only. Vendors, contractors and owners are not permitted in these areas.
- **Monthly Board Meetings** – The Board will meet the first Sunday of every month at 10:00 AM.
- **Maintenance Meeting** – Every Monday at 9:00 AM the maintenance staff will meet with an appointed Board member before the start of the week.
- **President Approval** – The President must be aware and approve all purchases, acquisitions, activities, etc.
- **Credit / Debit Cards** – At the current time Nick and Karol hold cards. Current limits were discussed.
- **Check Signing** – 2 Board Members will be at the office every Tuesday between Noon and 1:00 PM to sign checks.

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- **Owner Privileges** – All privileges requiring a cost must be paid for. All Board Members must be made aware of any privileges that have been acquired at no cost.
- **Shop** – The Shop will be relocated to allow for a lounge with books, tables, seating, etc. Donations will be accepted.
- **Mansards Project** – This has been approved, a down payment has been made and the project will commence soon.
- **Smoking Issue** – These issues will be handled on a one by one basis as they occur. There is nothing in the By-Laws and the State has no laws against smoking outside.

Meeting adjourned Noon – 1<sup>st</sup> Matt and 2<sup>nd</sup> Karol.