

WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Tuesday, March 3, 2015

Present: Board Members - Allen Kressman, Boris Todorov, and Matt Lengeranli.
Also, Kathy Kosher.

Allen opened the meeting at 7:00 PM.

Allen announced that one of our residents, Gina Benvenuto, is being honored as an inductee into the Atlantic County Women's Hall of Fame. All congratulated her for this achievement.

- **Guest Speakers** - Allen advised there would be 2 guest speakers and introduced the first guest, Captain J. Culbertson of the Ventnor City Fire Department.
- **Fire Safety** - Captain J. Culbertson spoke on fire safety especially the importance of having working detectors (both carbon monoxide and smoke). Additional information and a copy of his presentation are available in the Management Office.
- **Boating Safety Courses** - The 2nd speaker was introduced, Cal Bartecko. Cal spoke on the issues of boating safety and the need to have a boating safely certification in order to operate any vehicle on the water. He advised when and where classes are available. Additional information is available at the Management Office.
- **State Certified Fire Inspection** – This inspection was done on January 19, 2015, and Waterview is now in compliance. However, though all residents were advised in advance of this inspection, 1/3 of the units were deficient in having the appropriate working detectors.
- **Gas Meter Vote** – The outcome of the vote was overwhelmingly against installing individual meters.
- **Mansards and Decks** – As soon as weather permits, this work will begin. Bids were taken and a contractor selected. The contractor's bid for the deck restaining was less than could be done in-house. Decks needing repairs will be done prior to staining. One resident addressed the need for advising residents in advance of work being done. Allen said notice would be given. Another resident requested that the deck steps have some kind of non-slip surface be applied. The Board will look into this.
- **Recreation Room** – The Board asked for opinions on adding a meeting room in the back of the fitness room. It would be something all residents could enjoy and it would be free to all members. It could be a lounge area with seating, books, tables, etc. The Board will be asking residents for their input.

Page 2

- **Pool Furniture and Fence** – New pool furniture will be purchased prior to the season opening. However, the fencing around the pool will have to wait for next year due to all the other ongoing projects
- **Roofs** – Waterview was able to replace several roofs with a new type of roofing. The Board was able to get this done at ½ the price of prior work with better materials and better warranty.
- **Budget** – Budgets were reviewed and all accounts were in good shape.
- **Aged Receivables** – Two major accounts in deficiency will be going to Sheriff Sale within 4 to 6 weeks. Another major deficiency is in a rent receivership which is going very well with a rent collection of \$1,250 per month.
- **Snow and HVAC Contractors** – Allen announced that before anyone hears of rumors of this issue he wanted to alert residents of problems we are having which may have to be settled legally.
- **Open Discussion** – Residents spoke on the following:
 1. Snow removal issues including the width of the snow blower pass being made on Burk Avenue, parking lot spaces being shoveled, and the outer perimeter walks not being shoveled. Though the office may be closed at a time when there are complaints, one resident suggested that they could take pictures of the problems and forward them to the office.
 2. Additional security cameras should be installed. Waterview has installed cameras in 3 areas and will be installing additional.
 3. Answering Service needs to have quicker response time. Residents have been on long holds before being able to get to the Service. The Board will take action on this.
 4. There should be no signs in windows. This is against the Waterview By-Laws.
 5. The question of whether solar panels are still being considered was asked. The Board is still looking into this issue to find something compatible to Waterview.
 6. Residents thanked the Board for all the things that have been done with no assessment nor condo fee increases. All applauded.

Meeting adjourned. Al Bigler 1st – Lois Shohen-Brown 2nd.