

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**Annual Board Meeting**  
**Tuesday, May 9, 2017 – 7:00 PM**

**Present:**   **Board Members:** Boris Todorov, Matt Lengeranli, and Haisam Soliman;  
**Employees:** Kathy Kosher, Management Office and Nick DeCarlo,  
Superintendent Maintenance

Haisam Soliman opened the meeting at 7:00 PM. He thanked Noreen Tkacz for being the Judge of Elections.

- **Legal Suit** – Waterview is in litigation with an owner and Kathy read the following approved statement from Waterview’s attorney:

*“The owner of 5810 Burk Avenue, Gina Benvenuto, has filed a slip and fall suit against Waterview. Insurance does not apply due to the fact she is a member of the Association. This suit must be defended and Waterview has retained counsel. Counsel has advised that to defend this suit will be costly and will cause an assessment to all owners of the Association. Further information on this assessment will be announced.*

*In addition, this suit will cause difficulties in the real estate market and refinance areas. Lenders request information on the Association including whether or not there is any litigation and/or if there are any assessments planned and the reasons.”*

Owners had questions but since this litigation is just in the initial stages additional information would be released as it is known.

- **Election Results** – Kathy read the election results. The four (4) Board Members were re-elected. The Board as of June 1, 2017, will be:

Karol Kulakowski  
Matt Lengeranli  
Val Andreev  
Allen Kressman

Haisam Soliman  
Boris Todorov  
Dan Giordano

- **Projects** – Haisam reviewed Projects Accomplished and Projects in Progress as listed on the Spring 2017 Newsletter.

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Haisam then opened the meeting for discussion by owners.

- **Lawn Fertilization** – An owner indicated that she would not like to have the lawn fertilized. She felt the fertilizer was harmful. She was advised that the landscaper would be contacted to see options but most of the residents at the meeting wanted the fertilization of the common areas around their units. It was also agreed that Waterview would text information when the fertilization would be done. Of course, there are also flags around the area. She also requested that her area not be treated. It was advised that the landscaper would be contacted.
- **Surveillance Cameras** – Owner of 5626 Burk Avenue, AJ Jewitt, has agreed to have the next surveillance camera system installed at his unit. This will give us better coverage of Burk Avenue.
- **Pool Guests** – Owners felt many guests were accessing the pool either unattended by the unit owner or not having a pass at all. Several owners volunteered to check passes at the gate. Additional volunteers are needed. Please contact the Management Office if you are interested in volunteering to check pool passes. Suggestions were also made to possibly help secure the pool for Waterview residents and their guests only.
- **Pool Hours** – Owners requested extending the pool season through September. The Pool is scheduled to remain open for the week following Labor Day. Haisam explained the pool had been extended last season but no one took advantage.
- **Guest Speaker** – Ron Urban of Advanced Solar & Energy Solutions, LLC, spoke to members regarding solar energy. If you are interested in additional information, please feel free to contact him toll free: 1-855-SUNNY4U Or email at [ron@advancedsolarnj.com](mailto:ron@advancedsolarnj.com). He did indicate that if several owners applied, there could be a discount.

Owners had multiple questions. He advised flat roofs, no problem. He would guarantee the solar panel for 25 years. It could pay itself off in a couple of years depending on electrical usage.

The Board will meet to discuss the installation of solar panels on the common areas.

Haisam called for a motion to adjourn the meeting. Matt 1<sup>st</sup> – Haisam 2<sup>nd</sup>.