

Waterview Condominium Association

Volume 2, Issue 9

Spring 2018

Message from the Board:

After a seemingly endless winter, warmer weather and outdoor activities are upon us. Rising temperatures and longer daylight hours promote more socialization among our residents. This is a prime time for the Board to receive and address suggestions and concerns. Residents can schedule an appointment to meet with a Board member any Tuesday from 9:00 to 11:00 AM.

With your active participation we can continue to improve our living experience in our Waterview Community

Accomplishments

- 50% Roof Replacements with new TPO and Gaco roofing or updated. 200 inspected and repaired.
- FHA financing extended
- Beautification – 150 Trees / Shrubs planted in multiple locations.
- LED Lighting
- Jets for Pool
- Updated Pole Lighting
- New Door & Deck for gym users
- Additional Surveillance Cameras
- New Entrance Lighting
- Pool Heater
- Atlantic County Mag available free @ office, gym, pool

Projects in Progress

- Pool Secure Access
- Beautification – ongoing project
- 2018 1 BR tax appeal
- Surveillance Cameras - ongoing project
- New Entrance Lighting – ongoing project
- New State Pool Regulations & Standards

Board Members:

Karol Kulakowski, President
Boris Todorov, Vice President
Haisam Soliman, Treasurer
Matt Lengeranli, Secretary
Val Andreev
Dan Giordano
Allen Kressman

Board Meetings (53/year):

Meet with the Board (by Appointment)
Every Tuesday – 9:00 to 11:00 AM
Email – board@waterviewnj.com

2018 Pool Schedule

Opening May 26, 2018
Hours – 10:00 AM – 7:00 PM
*Update your Pool ID's for 2018
At the Management Office*

Bahama Lounge

Open Year Round
10:00 AM – 5:00 PM / 7 Days
Contact the Management Office

Fitness/Health Center

- Hours of Operation - 7 days
6:00 AM to 11:00 PM
- Cost - \$50/per person/ per year
(\$150 tenants)
Enroll at the Management Office

Employees:

Nick DeCarlo
Elkin Mora-Montoya
Kathy Kosher

7 Days a Week / 9:00 AM – 5:00 PM

Waterview Condominium Association

Volume 2, Issue 9

Side B

Spring 2018

All Accomplishments

- FHA/VA Financing Approval
- 2015/2016 Property Taxes Appealed
- Mansards
- Adjusted employee hours
to better serve residents
- New Pool Furniture
- New Pool Gate
- Pool & Pool Brick Wall Repairs
- Surveillance cameras around Office & Pool
- Power Washing
Siding – Mansards – Decks
- Satellite Dish Relocation
- Fitness Center
- Completed Electric Meter Bank replacements.
- Repainted Parking Lot Lines.
Added additional parking spaces.
Completed in-house.
- Repaired, resurfaced and changed to
salt water pool.
- Extended Pool hours.
- Renovated Management Office.
- Renovated Shop.
- Bahama Lounge.
- New Utility Vehicle
- Multiple concrete blocks replaced
- Pool Heater
- LED Lighting
- Locked in Gas Rate.
- New Shed Policy
- Additional Surveillance Cameras
- New Entrance Lighting
- 63 Roof Replacements
75 Updated & 200 inspected/repaired
- Pool Cover.
- Emergency HVAC electric wiring repair.
- Surveillance cameras installed 2 parking
lots (Burk & Dudley) and 2 streets.
- Beautification of Property – Trees and
bushes planted. Old fencing removed.
- Fire Safety Inspection – 100% compliance.
- HVAC air and heat installed in Office /
Shop / Fitness / Bahama Lounge
- Took possession of 2 delinquent units
Rent Receivership and Sheriff Sale.
Obtained by liens on units.
- New Mansards/Roofing Capping on some
units with lifetime warranty.
- Newsletter
- Decks
- Dumpsters Relocation
- Pool Fill Valve relocated
- Fitness Center expansion , deck & door
- Weekly Board Meetings

Accomplishments Firsts for Waterview

- FHA/VA Financing Approval.
No other condo on the barrier
islands has been approved.
- Property Taxes Appealed 2015/2016
First time appeals for entire
complex vs individually.
This saved all owners money.
- Fitness Center
- Bahama Lounge
- Fire Safety Inspection – 100% compliance.
- Surveillance cameras.
- LED Lighting
- Pool Cover & Pool Heater
- Salt Water Pool
- Renovation of Office and Shop
- Satellite Dish Relocation
- HVAC installed in Office / Shop / Fitness
Rooms & Bahama Lounge
- Took possession of 2 delinquent units
Rent Receivership and Sheriff Sale.
Obtained by liens on units.
- New Mansards/Roofing capping on some
Units with lifetime warranty.
- Newsletter