

WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Sunday, October 7, 2018 – 10:00 AM

Present: Karol Kulakowski, Boris Todorov, Matt Lengeranli, Haisam Soliman and Ralph Yates.

Condo Fee Increase - The Board approved a 5% increase in the condo fees for next year's budget effective January 1, 2019. The last condo fee increase was in 2009. Besides the continuing lawsuit in the matter of Gina Benvenuto v Waterview Condominium, ATL-L-266-17, uncollected fees total \$168,000 and insurance and utilities have increased substantially over the last several years.

Lawsuit – The lawsuit continues. Waterview went for non-binding arbitration on 10/3/18. Neither party has to accept the outcome. If arbitration outcome is not accepted, a trial will then be scheduled.

Lawsuit Information - The Association has been forced to defend a lawsuit in the matter of Gina Benvenuto v Waterview Condominium, ATL-L-266-17 wherein Ms. Benvenuto (owner of Unit 5810 Burk Avenue) is seeking damages for alleged personal injuries which she claims were caused by the negligence of the Association. The Board submitted the claim to its general liability carrier but that claim was denied under the terms of the policy. As a result, the Association was forced to defend this action without the benefit of insurance coverage. That means that each dollar spent by the Association in defending this claim must be paid directly by the Association. The lawsuit was filed in February 2017 and the Association has been incurring legal defense costs since that time, which costs are mounting and continue to accumulate. These costs have not been budgeted but there will be a need to budget for the anticipated defense costs for next year.

Lighting – New lighting has been approved for the breezeways for safety and for more efficient and economical reasons.

Meeting adjourned Noon – 1st Karol, 2nd Matt.