

WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Monday, March 25, 2019 – 9:00 AM

Present: Karol Kulakowski, Boris Todorov, Ralph Yates and Nick DeCarlo. Matt Lengeranli via Phone. Diane Parr and Brenda Riska from Global Risk Partners.

Insurance Increases – Insurance representatives informed The Board on upcoming increases. Also, based on several roof conditions the insurance companies were declining to write wind insurance. However, Nick corrected them that they were using outdated satellite images. Nick advised The Board of roof conditions. The Board committed to address any outstanding roof issues. Global Risk suggested raising deductibles to lower premiums but the Board rejected this suggestion.

Litigation – The Board approached plaintiff, Gina Benvenuto, on multiple times to settle on the advice of our attorney and due to excessive legal fees. The Condo Association has already spent an exorbitant amount on this case. A settlement offer started at \$2,500, then \$3,500 and \$4,500 which she rejected and requested \$5,500. Due to exorbitant costs and the advice of our attorney The Board felt compelled to settle at \$5,500. Details are being finalized. The settlement contained no admission of liability and was settled solely as a business decision. This is a first time in the history of Waterview of being sued by a resident.

Maintenance – The Board has been meeting with Maintenance staff to improve productivity and communication. Schedules have been made for spring projects including power washing, line painting in the lots, etc. Nick advised there is problem with drainage behind the 5800 block of Burk Avenue. Several solutions are being looked into.

Marshall Avenue Street Flooding – There is an ongoing problem with street flooding on the 5700 block of Marshall Avenue. There have been several meetings with the City of Ventnor Water Department to discuss solutions. Currently there is a meeting scheduled for April 15, 2019, with The City Solicitor, our attorney Eric Mann and Representatives of Waterview.

Meeting adjourned at 11:00 AM. Karol 1st. Boris 2nd.