

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**Annual Board Meeting**  
**Tuesday, May 11, 2021**

**Present:** Karol Kulakowski, Haisam Soliman, Ralph Yates, Boris Todorov, and Nick DeCarlo. Kathy Kosher – Office. Eric Mann – Attorney and Guy Riska – Global Risk Partners.

Karol opened meeting at 2:00 PM via Zoom.

**Notice of Meeting** – All owners were advised by mail, email and text of the Annual Meeting on April 9, 2021.

**Election** – Inspector of Elections was Larry Horn – owner of 826 Marshall Ct. Election Results which Eric Mann advised must be open for review for 90 days.

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|------------------|---|--------|
| Karol Kulakowski | - | 44,695 |
| Nick DeCarlo     | - | 44,245 |
| Ralph Yates      | - | 27,109 |
| Frank Procopio   | - | 17,338 |
| Karim Metwally   | - | 15,116 |
| Stewart Schwartz | - | 12,481 |

**Old Business**

***Power Washing*** – Began May 10, 2021 and will be completed before the end of the month.

***Insurance*** – Guy Riska spoke about the increase for insurances that would have totaled \$50,000. But, thanks to our insurance agent and the Board they were able to reduce this current increase by \$10,000 on the Flood Insurance.

***Budget and Expenses YTD*** – These were discussed by Kathy Kosher and included the delinquent accounts which affect our financials. Financials for year-end and ending April 30, 2021 will be posted on the website by May 18, 2021. It was suggested that Waterview release the names of those owners who have declared Bankruptcy. Eric Mann advised this is possible as it is a public record. However, he would not recommend doing this. If concerned, this information could be obtained by individuals.

**New Business**

***Dogs*** – According to city ordinance all dogs must be registered with Ventnor City Hall and must follow all regulations.

***Bike Rack*** – Resident suggested having bike racks on property.

***Electric Vehicle Station*** – Nick DeCarlo researched this and explained that this can be done but it is up to the owner to bear the cost.

***Rent Receiverships*** – Resident asked about these units and Eric Mann explained there is a big difference between rent receivership and owning the unit. Please note these units were never owned by Waterview.

***Community Room*** – Resident requested to use Community Room at no charge. This will be discussed by the Board at the next meeting.

***Pool Opening*** – Resident questioned pool opening. It was explained to be open on Memorial Day Weekend (weather permitting) at full capacity. But it was explained a chlorine shortage which could affect the opening. The Board asked for recommendations for help at the pool.

**Adjournment** – Meeting adjourned 2:45 pm. Boris 1<sup>st</sup> and Ralph 2<sup>nd</sup>.