

WATERVIEW CONDOMINIUM ASSOCIATION
Annual Board Meeting
Tuesday, May 10, 2022 at 2:00 PM

Present: **Zoom** - Karol Kulakowski, Haisam Soliman, Boris Todorov, Matt Lengeranli and Nick DeCarlo. Kathy Kosher – Office.

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 20, 2022.

Election – Board members were unopposed. The Board remains

Karol Kulakowski	-	President
Boris Todorov	-	Vice President
Haisam Soliman	-	Treasurer
Matt Lengeranli	-	Secretary
Larry Horn	-	Trustee
Val Andreev	-	Trustee
Nick DeCarlo	-	Trustee

Old Business

Electric Vehicle Charging Station – This was completed and to be solar powered in the future.

All Expenses are Increasing – All expenses continue to increase.

Insurance – The Board was able to shop the insurance and was able to save money.

Power Washing – Siding was power washed last year and still looks OK and will not be done again this year.

Deck Project – The deck repair project with wood replacement and nails re-secured has been completed.

New Business

Mice Extermination – The Association treats only common areas not the inside of units. Maintenance will be checking outside vents that may need repairs.

Deck Clean-Up – Nick will be contacting owners whose decks do not meet the guidelines for action.

Pool Passes - Pool guest passes remain the same at \$50 per guest per season. The Pool will operate the same without a life guard.

Community Room – The Community Room can be rented for \$200 with a \$300 security deposit. It was requested to lower the cost and up the security deposit. The new rental fee is reduced to \$100 with a \$500 security deposit. This will better enforce the Rules of the Community Room.

Board Meetings – It was suggested that additional Board meetings be held. Karol explained that there are currently 52 Board Meetings upon request. Many residents find one on one with Board members to be beneficial due to sensitivity of the subject matter. At the discretion of the Board additional meetings can be added.

Meeting adjourned – Boris 1st – Matt 2nd.