

WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Saturday, March 25, 2023

Present: Karol Kulakowski, Boris Todorov, Valentin Andreev, Matt Lengeranli and Nick DeCarlo.

Lights – Residents complained certain areas need more lighting. The Board approved adding additional lighting in those areas.

Roofs – Some roofs need attention and Nick has the list. Multiple roofs have already been replaced or repaired.

Insurance – Last year the insurances were switched to Heist Insurance. All seems to be going well and renewed with them this year.

State Inspection – Mandatory 5 year State Inspection is in progress. All units must have smoke detectors and carbon monoxide detectors in working condition. In addition all hazardous conditions must be corrected as per State official.

Structural Problem – A Structural problem has been identified (engineer involved) in a one bedroom unit. The Board has approved fixing the problem. Engineer has been contacted.

Sewer Line – Sewer lines will be updated as needed.

Electric Charging Station - Once more vehicles are using the station, a credit card terminal will be installed.

Decks – Nick checking the property for necessary clean-up of decks. The Board reminds all residents this is not a storage area.

HVAC – Looking into contract for all repairs and equipment to be under a flat-rate for the year.

Pets – Pets are a real problem. The Board will be looking into ways to bring the pet problem under control including limiting the size of the pets and registering the pets in the office. Any new pet rules will be reviewed by the attorney and then presented to the residents.

Pool Chairs – Looking into purchasing new pool chairs.

Bahama Room and Gym – Both need to be painted before Memorial Day. Residents have requested a refrigerator and this was purchased.

Solar Lights – Looking into solar lights for the walkways.

Meeting adjourned – 1st Boris – 2nd Valentin