

WATERVIEW CONDOMINIUM ASSOCIATION
Annual Board Meeting
Tuesday, May 9, 2023

Present: Karol Kulakowski, Haisam Soliman, Boris Todorov, Matt Lengeranli, Larry Horn and Nick DeCarlo. Kathy Kosher – Office. Patty Keeper – Inspector Of Elections.

Nick opened the meeting at 3:00 PM via Zoom.

Notice of Meeting – All owners were advised by mail, email and text of the Annual Meeting on April 5, 2023.

Election – Inspector of Elections was Patty Keeper – owner of 5503 Marshall Ave.

Nick DeCarlo	-	43,269
Karol Kulakowski	-	40,065
Larry Horn	-	28,667
Ashlee Trayham	-	10,727
AJ Jewitt	-	7,548
Susannah Richards	-	1,925

Old Business

Roof Replacements – Ongoing project.

Deck Clean-up – Some residents are using decks for storage and have been advised to clean up their decks. Some fines have been issued.

State Inspection – This has been completed.

Deck Repairs – Ongoing project. Please contact Maintenance if there are any issues.

Pool – The pool will open Saturday, May 27, 2023 and remain open until the end of the season (Monday, September 4, 2023). Notices will be sent out once the new 2023 Pool Stickers are received. Some new patio chairs and umbrellas have been purchased.

Tree Trimming – Ongoing project.

Exterminator – This Thursday (May 11, 2023) the exterminator will be treating the outside grounds for ants, fleas and ticks.

Pet Rules – The Board is discussing and reviewing the institution of new pet rules. Announcements will follow.

Bahama Room – The lounge has been repainted and a refrigerator installed.

Mulch – There is still some mulch left. All residents are welcome on a first come basis.

New Business / Questions

Community Room – Rules, charges and availability were discussed. Rental charge is \$100 and a Security Deposit of \$500 is required. Please see Waterview's website for information (www.waterviewnj.com)

Trash / Dumpsters – Owners requested improvements be made. The Board will look into this.

Zoom – Some owners would like to resume open Annual Meetings. The Board advised that Zoom is better availability for all owners including those not able to use the stairs.

Capital Projects – An owner requested information of any new capital projects. The Board advised that at the current times Roof and HVAC replacements were ongoing.

Adjournment – Meeting adjourned 3:41 pm. Larry 1st and Boris 2nd.