

WATERVIEW CONDOMINIUM ASSOCIATION
Annual Board Meeting
Tuesday, May 14, 2024

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

Karol 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 9, 2024.

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

Election Results -

Boris Todorov	-	31,264
Matt Lengeranli	-	30,966
Val Andreev	-	29,236
Haisam Soliman	-	27,210
Stewart Schwartz	-	15,096
Ashlee Traynham	-	15,027
Albert Jewitt	-	14,317

Roof Repairs – Insurance companies advised Waterview that all roofs must be brought up-to-date in order to insure the property.

Expenses – All expenses have gone up. Services and most utilities were up 10%. Insurances and Water/Sewer were up 20%. At the current time the condo fee will remain the same but the budget will be reviewed in September and there will be no guarantee of an increase going forward.

Power Washing – This is an ongoing project which is delayed due to Elkin being in the hospital.

Charging Station – The Charging Station is up and running and users are charged.

Mulch – Some mulch is still available on a first come basis. Located in lots on Dorset and Marshall Avenues.

Pool – The pool will open Memorial Day weekend and remain open until Labor Day. New key fobs for access to the gate must be obtained by all residents. They will be available at the gate.

Pets – A new pet policy has been implemented for all renters. All current pets must be licensed by the City of Ventnor and a copy of the license given to the Office. No new pets will be allowed except for service animals which are trained to do tasks for disabled individuals.

Fines – Fines for violations have been increased. The first offense is still \$25 but subsequent offenses are now \$250.

Insurances – The Board shopped insurance companies for the best prices which led to a switch to a different insurance agent for Flood insurance.

Parking Lot Repairs – Pot hole repair is in progress.

Exterior Updating – Updating sewers, mansards and settling are being reviewed.

Solar Paneling – If you are interested, please have your solar company reach out to the Office or the Board for approval prior to proceeding.

Email Office@waterviewnj.com.

Zelle – Zelle has been added to payment options for condo fee. You can access Zelle via waterviewpayment@gmail.com.

Disturbances Burk Avenue – There has been a problem with a resident on Burk Avenue where the police have been summoned multiple times. Fines have been assessed and privileges revoked. Waterview is working with the police and Waterview's attorney will be notified for assistance.

Meeting Adjourned - Boris 1st, Karol 2nd.