

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**Board Meeting**  
**Monday, October 30, 2024 – 10:00 AM**

**Present:** Karol Kulakowski, Boris Todorov, Matt Lengeranli, Haisam Soliman and Nick DeCarlo.

**Budget Approval** – The 2025 Budget has been approved. The Board will be attempting to build up the Reserves and no increase is expected at this time. At the current time there is a balance due from owners of \$49,722.27. Waterview's attorney is working on collecting and placing liens on properties.

**Improvements** – Improvements are being made on a daily basis in order to avoid high cost repairs in the future leading to extremely high assessments. 90% of roof work completed.

**Snow Removal** – The Board is looking for a snow removal contractor.

**Deck Cleanup** – Deck cleanup continues. Nick sending notices to those needing attention.

**Towing** – 24/7 Towing will be in place effective January 1, 2025. All vehicles parked in the lots must have the required parking permits.

**Gas** – The Board is looking into locking in prices for gas. Waterview is currently locked in through 2025.

**Parking Lots** – The lots need attention. Sealing the cracks should improve the surfaces and refreshing the parking lines. This will be done in-house.

**HVAC** – New refrigerants are being required. The Board will be looking into how this will affect Waterview. In addition Waterview will be looking into new vendors for HVAC contract.

**Water/Sewer** – Water / Sewer price increased.

**Mansards** – Some peeling has been noted and some mansards will need attention.

**Cameras** – A couple of surveillance cameras are down. Nick is working on them.

**Insurance** - The Board, Insurance Agent and attorney all highly recommend all owners carry insurance on the contents of their unit.

Meeting adjourned – Boris 1<sup>st</sup>, Karol 2<sup>nd</sup> .