

WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Saturday, March 29, 2025 – 10:00 AM

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

Property Cleanup – Nick will remind all residents to clean up decks.

Dryer Vents – All residents should make sure all dryer vents are properly cleaned out. Reminder as lint builds up it creates a fire hazard.

Rentals – All rentals must be at least 30 days in accordance with the ByLaws.

Decks – The Board approved expansion of decks. To do this the owner must have the required Ventnor permits, approved plans from a licensed and insured contractor and approval from the Board. This will be at the owner's expense.

Insulation for Crawl Spaces – An owner requested approval to insulate the crawl space, due to multiple concerns the Board did not want to proceed.

Summer Employees – The Board has approved hiring an employee to help with the Pool to limit overtime.

HVAC Filters – Waterview changes the HVAC filters every 6 months provided we have access to your unit. If Waterview does not have access to your unit, please contact the office.

Property Beautification – Flowers and trees will be planted in various areas around the property.

Pool Deck – The Board is looking into a deck or gazebo off the Fitness Center.

Baby Pool – Nick is getting bids for tiling the baby pool.

Sidewalks – Nick will be checking the walkways to see if any sidewalks are lifting which could cause tripping hazards.

5510 & 5512 Burk – The retaining wall to entrance stairs need to be replaced due to structural issues.

Expenses – All utilities and services are still increasing. The Board will monitor on monthly basis.

Meeting adjourned – Boris 1st, Nick 2nd .