

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**Annual Board Meeting**  
**Tuesday, May 13, 2025**

**Present:** Karol Kulakowski, Haisam Soliman, Larry Horn, Nick DeCarlo and Matt Lengeranli.

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

**Notice of Meeting** – All owners were advised by mail of the Annual Meeting on April 8, 2025.

**Election Results -**

Nick DeCarlo	-	46,575
Larry Horn	-	28,989
Karol Kulakowski	-	39,444
Stewart Schwartz	-	13,134
Ashlee Traynham	-	12,134

***Election Results*** – Nick, Larry and Karol were all voted in for the next 2 years.

***Pool*** – Will be ready for the season and the fob is working for the pool gate. If there are any problems residents should contact Nick.

***Flood Insurance*** – Needs to be updated to comply with mortgage regulations.

***Office and Board*** – Residents can contact the office by phone, leaving a message with service. A return call will be made. Any owner can arrange to see a Board Member by appointment any Monday between the hours of 9:00 and 11:00 AM.

***Attorney*** – Attorney is working hard on all legal issues including collection of delinquent accounts.

***Feeding Wildlife*** – Residents have been feeding the wildlife. This is prohibited as stated in the ByLaws.

***Decks*** – Repairs are an ongoing project. If any resident needs stain, please contact Nick at the Office.

***Landscaping*** – New bushes were planted.

***Insurance Company*** – All roofs must be in good condition for coverage.

***Employees & Board Members*** – An owner expressed appreciation with the Board and employees of Waterview.

Meeting Adjourned – 1<sup>st</sup> Karol Kulakowski; 2<sup>nd</sup> Larry Horn

