

WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Saturday, November 22, 2025 – 3:00 PM

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

Gas – Generally gas prices have increased 63% statewide. Karol met with gas brokers and Waterview will have a 10% increase in 2026. The increase is effective January 1, 2026. Due to our continued loyalty with this broker they rewarded us with only 10% increase for one year.

Expenses – Expenses and insurances have also increased and will affect the 2026 budget.

A letter will go to all unit owners about these increased expenses.

Decks – At the recommendation of a unit owner, Stewart Schwartz – decks might need to be replaced within 5 to 10 years. A letter will go out to have owners make the decision.

Walkways – Multiple walkways are in need of repair. Nick will be inspecting these.

Trees – Some trees had to be cut down due to lifting walkways and decks.

Collections – If a unit does not pay condo fees, it will be placed in collection with the attorney.

Fitness Center – Some equipment needs to be replaced.

Meeting adjourned – Nick 1st – Karol 2nd.