



824-C Marshall Ct. Ventnor, NJ 08406  
www.WaterviewNJ.com

April 7, 2026

## **IMPORTANT NOTICE**

### **ANNUAL MEETING**

Our Annual Meeting will be held on Tuesday, May 12, 2026, at 2:00 PM via Zoom. Instructions and link for joining the Zoom meeting will be posted on our website ([www.waterviewnj.com](http://www.waterviewnj.com)) no later than April 21, 2026. Or you can send an email requesting the link to [Nick.waterview@gmail.com](mailto:Nick.waterview@gmail.com).

Four (4) trustee positions are up for election. Voting ballots and instructions are enclosed. If you would rather designate a Proxy to vote for you, a Proxy is included.

Nick DeCarlo  
Management Office

## **WATERVIEW CONDO ASSOCIATION**

### **IMPORTANT VOTING INSTRUCTIONS**

1. Please vote for four (4) candidates.
2. Fill out only one of the enclosed Ballot **or** Proxy. (You must be a member in good standing in order to vote.)
3. Return your Ballot **or** Proxy to the Management Office no later than May 8, 2026, 5:00 PM. They may be mailed or hand delivered to the Office. They can be dropped in the mail slot in the Office door.

**REMEMBER:** Your vote is important! **VOTE !!!**

**WATERVIEW CONDO ASSOCIATION**

**Annual Meeting**  
**May 12, 2026 at 2:00 PM**  
**Via Zoom**

**AGENDA**

- A. Open Meeting. Calling of Roll.
- B. Proof of Meeting.
- C. Appointment of Inspector of Election
- D. Announcement of Election Results.
- E. Old Business.
- F. New Business.
- G. Adjournment.

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**BOARD OF TRUSTEES - ELECTIONS BALLOT**

**DATE: 5/12/2026 at 2:00 PM**

**VOTE FOR UP TO FOUR (4) CANDIDATES:**  
**TO A TWO-YEAR TERM JUNE 2026 TO JUNE 2028**

Put a check next to four (4) names

Val Andreev	_____
Frank Cicalese	_____
Rob Frimmel	_____
Matt Lengeranli	_____
John Manfredi	_____
Haisam Soliman	_____
Rob Thomas	_____
Boris Todorov	_____
Ashlee Traynham	_____

**UNIT ADDRESS**

\_\_\_\_\_

**SIGNATURE**

\_\_\_\_\_

**Number of Votes**

1 Bedroom	-	348
2 Bedroom	-	475
3 Bedroom	-	627
4 Bedroom	-	703

**All ballots must be received by the Management Office, no later than May 8, 2026, 5:00 PM. They may be mailed or Hand delivered to the Office.**

**(They can be dropped in the mail slot in the Office door).**

**Any unit not in good standing is not entitled to privileges --- Including voting, parking, pool, etc.**

# PROXY 2026

The undersigned, a member in good standing of Waterview Condominium Association, Inc. hereby constitutes and appoints Mr. Karol Kulakowski, Board President, or \_\_\_\_\_

with full power of substitution to vote for and on behalf of the undersigned at the Annual Meeting of members of Waterview Condominium Association, Inc. to be held Tuesday, May 12, 2026, at 2:00 PM, via Zoom according to the number of votes I should be entitled to cast if I were then present, hereby granting the said individual full power and authority to act in my name at the said meeting, for the following:

1. The election of Four Trustees for a Two-Year Term to the Board of Trustees of Waterview Condominium Association.
2. For the consideration of such other business as may come before the meeting.

In witness thereof, I have hereunto set my hand this \_\_\_\_\_ day of \_\_\_\_\_, 2026.  
If joint membership both members must sign.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

Unit Address:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This proxy shall constitute my presence for the purpose of a quorum at the above scheduled annual meeting.

**VOTES:**      CIRCLE ONE:

1 Bedroom - 348  
2 Bedroom - 475  
3 Bedroom - 627  
4 Bedroom - 703