

WATERVIEW CONDOMINIUM ASSOCIATION
Annual Board Meeting
Tuesday, May 12, 2026

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

Nick opened the meeting at 2:00 PM via Zoom.

Notice of Meeting – All owners were advised by mail of the Annual Meeting on April 7, 2026.

Election Results -

Rob Thomas	-	22,190
Frank Cicalese	-	22,037
Boris Todorov	-	20,934
Matt Lengeranli	-	20,796
Ashlee Traynham	-	20,638
Haisam Soliman	-	15,761
Val Andreev	-	15,482
Rob Frimmel	-	12,221
John Manfredi	-	5,800

Appointment of Inspector of Elections – Patty Keeper

In accordance with the By-Laws, due to the number of candidates in the first ballot being more than double the amount of positions available, a second ballot must be held. The results will be announced on June 11, 2026 at 2:00 PM. Instructions for voting the 2nd Ballot will follow.

Old Business

1. Water 48k now \$150k
2. Property Insurance was 28k – now \$158k
3. Uncollected fees \$200k
4. Insurance required all Roofs to be NEW 100%
5. Management company is under review
6. New Mortgage condo requirement for the entire country
7. Workmen's comp is still required for every employee working on the property
8. NJ min wage was \$8 in 2015 now is \$16
9. Quick reminder for last few years --- Replaced all 200 roofs
10. Built a new Gym from storage room

11. Built BAHAMA lounge
12. Rebuilt the club house and kitchen
13. Renovated the office
14. Renovated the workshop
15. Removed all satellite dishes from back decks, porches and roofs
16. Replaced all 200 HVAC new Freon requirements
17. Planted over 45 trees
18. Started staining the decks - first time in the history
19. Updated lights to energy efficient and add breezeway lights every where needed
20. Video surveillance system
21. Pool. New plaster resurfaced & salt water generators added
22. Complimentary coffee station in Bahama lounge sponsored by the real estate firm.
23. Condominium Fees in Ventnor City in the past 10 years have doubled
24. 220 New Electric boxes
25. New cost iron sewer lines replaced as needed (60 years old)
26. Bills and savings
27. Electric price 0.7-0.14 kwh
28. Gas locked in lower rate
29. Comcast at \$800 replaced now \$40
30. Pool company and lifeguards now doing in-house
31. Flood insurance - great rates for today's insurance market with the biggest company on the east coast
32. HVAC new Freon requirements R12,R22,R410a, all must be replaced with new coolant..
33. High Real Estate property value due to stable financials
34. Snow season Over 27 roof leaked heavily , 5-15 inches of ice on the roofs
3 snow removal companies

New Business

35. Pool season in house
36. New HVAC requirements
37. Painting mansards and metal roof coping
38. Painting parking lines
39. Lights And electric lines
40. Power wash
41. Staining decks

Meeting adjourned at 2:37 PM – Boris Todorov 1st – Larry Horn 2nd