

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**Board Meeting**  
**Saturday, May 9, 2026 – 9:00 AM**

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

**Reserves** – Effective August 15, 2026. These new condo rules are going to impact every condo in the entire country. In the future, you won't be able to finance without more money in the reserves OR completing a 'reserve study' to show they have enough in the Reserves without the 15% in.

**Spending** – This year snow removal and ice removal from the roofs was a major expense. About 25 roofs were affected from snow and ice storms. These were repaired.

**Lawyer** – Waterview is looking into retaining new counsel for foreclosures.

**Spring Clean-up** – A letter will go to all residents about spring clean-up.

**Pool** – Pool will open May 23, 2026. The baby pool has tile and surface problems. Waterview is looking for bids to have this repaired.

Meeting adjourned – Karol 1<sup>st</sup> – Nick 2<sup>nd</sup>.