

**WATERVIEW CONDOMINIUM ASSOCIATION**  
**Board Meeting**  
**Tuesday, July 21, 2026 – Noon**

**Present:** Karol Kulakowski, Haisam Soliman, Nick DeCarlo, Boris Todorov, Matt Lengeranl and Rob Thomas.

**Parking Passes** – Towing Company to check parking passes more carefully.

**Cameras** – Cameras need to be updated and the Board will look into installing additional cameras.

**Bobcat** – Though there has been a complaint about the bobcat on the property this was approved prior due to an agreement with the contractor.

**Budget Review** – Gas, Snow, Roofs, HVAC and Water all over budget.

**Deck** – Decks need to be fixed, cleaned and stained. Board looking into replacement of the decks and will be discussed again at the September Board meeting.

**Condo Fee Increases** – Rob Thomas suggested increasing condo fees every year by 5 percent.

**NJ Capital Reserve Study & Funding Law** – The new NJ Capital Reserve Study and Funding Law is now in effect. The Board is reviewing this to ensure compliance.

Meeting Adjourned – 1<sup>st</sup> Karol – 2<sup>nd</sup> Rob.