WATERVIEW CONDOMINIUM ASSOCIATION
Board Meeting
Tuesday, September 15, 2026 – Noon

Present: Karol Kulakowski, Nick DeCarlo, Boris Todorov, Matt Lengeranl, Rob Thomas and Stewart Schwartz Chairman of Finance Committee

Finance Committee – Board asked Stewart Schwartz to be the Chairman of the newly formed Finance Committee. Stewart agreed and he will bring 2 additional members to join the committee. Stewart asked for Finance Reports to be reviewed for all accounts.

Contracts for Vendors - Currently we are looking for new snow removal and landscaping contracts. Karol asked all members to bring bids so there is more to choose from.

Reserve Account – Starting January 1, 2027, Reserve must be 15% of the annual budget.

Projected Increases - The following items are over budget for 2026 and will mean increases for 2027 – Gas over $25,000; HVAC over $60,000; Trash over $1,000; Electric over $6,000 ; and Water & Sewer over $31,000.

Budget – The Board and Finance Committee reviewed every line of the current budget and a 10% increase of condo fees is unavoidable due to cost increases. This will be effective January 1, 2026. There will be a General Meeting open to all members to be held mid-December. Time and date to be announce.

Maintenance – Maintenance will be walking the property. This will help to improve the property image.

Meeting Adjourned Karol 1st and Stewart 2nd.