Waterview of Ventnor, NJ CONDOMINIUM ASSOCIATION

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Saturday October 31st 2026 12:00 Noon

Present: Karol Kulakowski, Larry Horn, Nick DeCarlo, Boris Todorov and Matt Lengeranl.

BOARD MEETING MINUTES

Subject: Financial Committee and Board Membership Changes

During the budget meeting, following the formation of the Financial Committee, concerns were raised regarding the availability of current Board members to attend and participate in Financial Committee meetings.

Stuart suggested to Karol that, if current Board members were unable to make themselves available for these meetings, alternative arrangements should be considered, including switching positions to ensure proper participation and oversight.

Karol agreed with the suggestion and stated that he would bring the matter before the Board, recommending that members consider switching positions or resigning if necessary to allow new members to step in since no one is available and busy with their businesses.

Karol further emphasized that condominium associations are subject to new laws and regulatory requirements, and that the Board must remain informed, actively involved, and up to date with its responsibilities and legal obligations.

Following discussion, the Majority of the Board agreed to step down and proceed with replacing the current Board membership.

Karol asked Stuart if he'll take his position Stuart agreed.

Karol appointed

Thomas Baumeister will take Borislav Todorov position as Vice President

Ashlee Traynham will take Matt Lengenrali position as a secretary

The transition is intended to ensure continued participation, stronger oversight, and proper attention to the Association's financial and administrative responsibilities.

Meeting Adjourned – 1 st Karol – Nick 2 nd