

**5000 BOARDWALK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS
ANNUAL MEETING
AUGUST 25, 2013
MINUTES**

THOSE PRESENT:

Ron Cook	President
Marty Holzman	Vice President
Stanley Merves	Treasurer
David Gold	Secretary
Ben Coren	Director
Susan Green	Director
Philip B. Papier Jr.	Director
Norlaine Herold	Manager
Bob Kelly	Fitzpatrick, Bongiovanni, Kelly PC

President Ron Cook called the meeting to order at 11:10 AM.

President Ron Cook introduced our accountant Robert Kelly, CPA, of Fitzpatrick, Bongiovanni, Kelly, FBK, who would be counting the ballots and certifying the election.

Secretary David Gold stated to establish a quorum for this annual meeting we must have 50% of eligible votes cast. The total number of ballots received exceeds this requirement and therefore we have a quorum. I hereby certify for the record that this annual meeting has met all the mandatory requirements and this annual meeting is officially called to order. President Ron Cook stated that copies of the minutes are always available in the office.

President Ron Cook announced the kid's party yesterday was a huge success, he thanked Norlaine and the staff for a great job.

The first order of business is the acceptance of the minutes for the August 26, 2012 Board of Directors Annual Meeting. Secretary David Gold made a motion to accept the minutes for the August 26, 2012 Board of Directors Annual Meeting; Director Ben Coren seconded the motion. All present voted in favor, motion carried unanimously. Also, Secretary David Gold made a motion for the acceptance of the minutes for the June 30, 2013 Board of Directors meeting; Director Susan Green seconded the motion. All present voted in favor, motion carried unanimously.

Treasurer Stanley Merves gave the financial report. Since our last Board of Directors meeting various things have happened. Our flood insurance company has refused to write our insurance with the same terms as last year. We are now forced to take flood insurance from the National Flood Insurance Plan. We will be going from \$67,000.00 to

\$203,000.00 per year. There is one slight advantage, our deductible will go from \$500,000.00 to \$1,000.00. This increase was not expected and it was not included in this year's budget. We also faced having to find alternative places to hold our Social Hour and Board of Directors meetings. The engineer and architect have given us some alternatives. One alternative is opening up the sunroom and the restaurant wall. The architect is currently working on the numbers. The board is currently working on receiving bids to redo the elevator cabs. As a result of the additional expenses the Board of Directors has decided to have a second monthly assessment that will be due on December 1, 2013. The one month lobby assessment will be due October 1, 2013.

President Ron Cook explained that we have been working on the generator booster pump. We had the electrical engineer draw up a plan, and the board approved the contract to Calvi Electric. The City of Ventnor did not approve the permit for this work. The city considers this to be nonessential. The electrical engineer is working on additional plans to hopefully satisfy the city inspector.

Secretary David Gold explained there was always going to be a one month assessment for the lobby restoration. The second assessment is for three issues that came up since last year. The flood insurance is one expense, the second is the expansion joint on the pool deck which is \$100,000.00 and the third is the Skyroom, of which the board is exploring our options.

Treasurer Stanley Merves made a motion to pass an additional one month assessment to cover the expenses we have incurred payable December 1, 2013. Secretary David Gold seconded the motion to have an additional one month assessment due on December 1, 2013. All present voted in favor, motion carried unanimously.

Director Susan Green explained if we move the gym to the beauty salon and barbershop and expand the sunroom and gym together it will exceed over \$400,000.00 which would mean additional assessments to the residents. Director David Gold explained that if we build the fire rated egress that the city is requiring it will be north of \$500,000.00. President Ron Cook then explained the thought of putting the gym in the Skyroom but the sound proofing would be an issue. The most economical solution is to open the wall between the sunroom and the restaurant with a removable wall. We would only have to inconvenience the restaurant a couple days out of the year. President Ron Cook also explained the board looked into trying to create a different path, having a sprinkler system installed but none of these suggestions were acceptable to the city. We can use the Skyroom for only 49 people, we are limited. This is a safety issue and we must comply with the city. The Skyroom is considered common area, and in order to sell the Skyroom the first step is a 75% vote of the unit owners' approval.

President Ron Cook gave his physical plant report. He stated since the city is now charging the building by water usage we are seeing a savings. Also, with the repair to the boilers we are seeing a significant savings in the utilities. The building is in good condition and does not require any major repairs at this time. We have to continue with the inspection of the balconies. We are working on finding a solution to the generator

booster pump. The board is looking into replacing the elevator interior cabs during the lobby restoration.

General Manager Norlaine Herold: this past year we have had twelve units sold, seventeen seasonal rentals and fifteen yearly rentals. At this time we do not have any unit owner delinquent accounts. The budget for 2013 did not have a maintenance fee increase. The 2012 Financial Statements were approved by the Board of Directors on March 17, 2013. The building received from the City of Ventnor our 2012 trash reimbursement in the amount of \$9,601.21. We are now taking orders for St. Cloud windows. The Labor Day Party will be on Saturday, August 31, 2013. The next Board of Directors Meeting is on Sunday, September 1, 2013. The Beach Chair Corral will be taken down on Saturday, September 7, 2013. The Flu Shot Clinic – is on Monday, September 9, 2013. The Pool Closing will be on Monday, September 16, 2013. I would like to take this time to thank the staff, they did an exceptional job. It was a hard year due to the hurricane, we all pulled together and 5000 Boardwalk did not skip a beat. I would also like to thank the board for their hard work and their continued support. The following are some of the building projects that have been completed this year: The kitchen fire suppression system was replaced by Rich Fire, the ansul system releases a chemical to extinguish a fire. We replaced 90 ABC Fire Extinguishers in all the common areas including each floor. The new Fire Pump was installed by Rich Fire Protection. The DCA, Department of Community Affairs inspection is complete. The cost for the inspection was \$13,280.00, this inspection is done every five years. The emergency generator fuel tank was replaced. The elevator brass was polished and is complete. The (3) Lobby air handlers were installed. The Lobby, Card Room, Gym & Sunroom windows were replaced. Sophie's Café will be serving Rosh Hashanah Dinner on Wednesday, September 4, 2013. The City of Ventnor is billing all homeowners by water usage and a flat rate, we are seeing a significant savings from last year. Super Storm Sandy occurred on October 29, 2012. Fifty-one residents stayed during the hurricane. On Wednesday, I was able to evacuate 46 residents because I thought we were going to run out of fuel for the emergency generator. The emergency generator was running for approximately 70 hours. The building sustained the following damage: A portion of the garage floor buckled during the storm. The garage wall and door on Austin Avenue were damaged. Two broken windows on Atlantic Avenue in Bike Room #1, the ceiling tiles and blinds were damaged. The automatic sliding door glass broke by the mailboxes. We lost (3) exhaust fans on the roof, along with some siding on the roof. Pool cover, the grommets and some deck membrane was destroyed. The Generator fuel tank was compromised. Unit Damage was the following: Some units sustained damage on a small portion of the ceiling over the balcony sliding doors. The wind was so strong the weep holes could not drain the water properly. The lines that were affected were the 5, 6, 11, 12 and 13 lines. This repair was a claim to your homeowner's insurance company.

The designer for the lobby is Scott Eccard of Eccard Designs. The Lobby ballots were due on Monday, July 15, 2013. Option "A" Navy & Tan won (63% chose the navy blue & 37% chose the green.) The 1st floor Lobby Restoration will begin in the fall.

President Ron Cook thanked all the board members for their time and expertise.

Secretary David Gold urges all residents to file a property real estate tax reduction. The City of Ventnor continues to raise the rates; the city does not lower the rate voluntarily.

Vice President Marty Holzman stated the board works together. They may not always agree with each other, but difficult decisions have to be made. We communicate to the unit owners in a timely fashion and we try to do things transparently. I have enjoyed my time serving on the board.

Paula Solomon would like the "Meet the Candidates" to have a standard time that the candidates can speak; up to five minutes. She, would like Board of Directors termed members.

President Ron Cook stated that any unit owner could run for the board. If you have more people interested in running you could then have a turn over.

Director Susan Green said she understands about new blood. I am thankful to this board who have served for many years. With the issues that we had this past year, I am grateful that Ron Cook was on this board. I believe we do need new people, but no one is running. Some of these board members are experts and have saved the building a lot of money through the years.

Treasurer Stanley Merves stated the loan balance is approximately \$2.7 million and will be paid off in 2020 with no balloon.

President Ron Cook closed the ballot box.

President Ron Cook stated there is no other business. Treasurer Stanley Merves made a motion for the meeting to be adjourned; Vice President Marty Holzman seconded the motion. All present voted in favor, motion carried unanimously. The meeting was adjourned at 11 PM.

Respectfully submitted,
David Gold, Secretary