

5000 BOARDWALK CONDOMINIUM ASSOCIATION
BOARD OF DIRECTORS MEETING
October 20, 2013
MINUTES

THOSE PRESENT:

Ron Cook	President	
Stanley Merves	Treasurer	
David Gold	Secretary	via telephone
Ben Coren	Director	
Philip B. Papier Jr.	Director	
Norlaine Herold	Manager	

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

President Ron Cook thanked Norlaine Herold for her service; he introduced the new General Manager, Sandy Montano.

President Ron Cook announced that sadly Marty Holzman has passed away. The board of directors has appointed Miriam Holzman to finish out Marty's term until August 2014.

David Gold has been appointed to be Vice President.

Jane Kearns will act as interim manager until Sandy starts on November 11, 2013.

Treasurer Stanley Merves stated there will be a 4% increase in the maintenance fees for 2014. The main reason for this increase is to insure the proper replenishment of the reserve funds for 2014. Treasurer Stanley Merves made the motion to increase the maintenance fees 4% for 2014. Director Susan Green seconded the motion. All present voted in favor, motion carried unanimously.

President Ron Cook announced the extra assessment is still in place for December 1, 2013. This assessment is equivalent to an extra one month maintenance fee and it is to assist with the extra expenses that we incurred because of the flood insurance increase.

President Ron Cook explained the Ventnor City Fire Department will not allow us to install the generator water booster pump. The city feels this is a convenience, not a necessity. If we install a new generator it could cost upwards of \$500,000.

President Ron Cook stated according to city code the heat must be turned on by October 1st, we must obey the code in order not to be fined.

Director Susan Green stated the lobby is coming along construction will begin shortly.

President Ron Cook explained the board has been working with our engineer and an architect. The board will be sending a letter to all residents explaining the generator water booster pumps and the use of the sky room and sunroom when solutions have been determined.

There being no other business the meeting was adjourned at 11:30 AM.

Respectfully submitted,
Ron Cook