

5000 BOARDWALK CONDOMINIUM ASSOCIATION  
UNIT OWNER'S MEETING  
Sept 4<sup>th</sup> 2016  
MINUTES

THOSE PRESENT:

Ron Cook	President
Stephen Barnett	Vice President
David Meyer	Treasurer
Kenneth Rubin	Assistant Treasurer
Miriam Holzman	Secretary
David Gold	Director

VIA TELEPHONE:

Philip B. Papier Jr.	Director
Sandy Montano	General Manager

President Cook called the Executive Meeting to order at 9:30 a.m.  
Closed session at 9:42 a.m.

President Cook called the meeting to order at 11:10 a.m.

President Cook started the meeting by announcing that Susan Green was not reelected and thanked her for all the hard work she did for the Board. President Cook called for the election of officers. Vice President Gold made a motion to elect Ron Cook as President. Director Meyer seconded the motion. All in favor, passed unanimously. Vice President Gold made a motion to elect Stephen Barnett as Vice President. Director Rubin seconded the motion. All in favor, passed unanimously. President Cook made a motion to elect David Meyer as Treasurer. Director Papier seconded the motion. All in favor, passed unanimously. President Cook made a motion to elect Kenneth Rubin as Assistant Treasurer. President Cook seconded the motion. All in favor, passed unanimously. Vice President Gold made a motion to elect Miriam Holzman as Secretary. Director Barnett seconded the motion. All in favor, passed unanimously.

Secretary Holzman then gave the restaurant committee report. There are no changes to report. The Board has not finished their Executive meeting and they still need to discuss a few topics concerning the restaurant. The Labor Day party was a huge success with almost 140 attendees.

Vice President Barnett was appointed to be head of the Decorating Committee. Both Vice President Barnett and Director Gold strongly encouraged residents to volunteer for a committee. Residents who are interested in applying for a committee should submit a resume to GM Montano.

GM Montano gave the Manager's report and Physical Plant reports. She announced that Flu shots will be administered on September 15<sup>th</sup> from 10-2pm. Residents could sign up at the Front desk. Residents interested in new windows should inquire with Jane for order forms. Orders for new windows must be in by November 1<sup>st</sup>. Residents who are planning to leave should remember to turn their thermostats off and shut/lock all doors and windows. President Cook and the Board have announced the upcoming meetings on October 8<sup>th</sup> and 9<sup>th</sup>. There will be a Board meeting on October 9<sup>th</sup>, which will follow the budget meeting on the 8th. There will also be a change of date for next year's "Meet the Candidates" meeting. The meeting will now be held around mid July before the election ballots are mailed out. The candidate's speech will be five minutes and the "question and answer" session will be five minutes.

President Cook still needs members for the Dispute Resolution committee. The committee would only meet when there is a need to meet. President Cook announced that there will be new wording added to the Rules and Regulations packets to prevent beach chairs being left out in the hallways. There will also be some policy changes to the charging stations. Smoking in the building is still an ongoing issue and the fine assessed will be increased. A new policy will be implemented into the guidelines regarding staff entering units for emergencies. The new policy will now notify residents only when it is an elective entrance.

Vice President Barnett made a motion to approve the Premiere Electronics contract. Director Gold seconded the motion. All in favor, passed unanimously. Vice President Barnett made a motion to approve the Johnson Control contract. Secretary Holzman seconded the motion. All in favor, passed unanimously. President Cook opened it up to questions:

Mr. Sussman had a question about renovating the hallway into the Skyroom because it looks atrocious. Vice President Barnett said he would look into it with the Decorating Committee.

Mrs. Squires found a cigarette butt on her balcony floor. President Cook will continue to look into the smoking issue.

Mrs. Berk is upset about the restaurant being so unpleasant. Secretary Holzman told Mrs. Berk that the restaurant committee is working on it and that it will get better.

Mr. Kline had a question on how much longer the pool will be kept open. GM Montano told Mr. Kline that it would be open through at least next weekend, weather and staff permitting.

Mrs. Gordon was upset about not being able to go outside onto the pool deck. GM Montano said that the building couldn't do that because there is an ordinance that requires a fence around an open pool.

Mr. Gordon commented about the ATM in the restaurant. When the restaurant is closed it is inaccessible. GM Montano told Mr Gordon that it is not the building's property and the building does not want that liability.

Mr. Paget had a comment about his wife smoking on the balcony. GM Montano simply stated it is a non-smoking building.

Mr. Victor had a question about the terms of the lease with Jake's Cook Nook. President Cook told Mr. Victor it is a 3-year lease that can be broken for cause.

Mrs. Bootel had a question to GM Montano about noise coming from the vents. GM Montano will contact someone to get on the roof to check it out after Labor Day.

President Cook made a motion to adjourn the meeting. All in favor, passed unanimously.