

5000 BOARDWALK CONDOMINIUM ASSOCIATION  
UNIT OWNER'S MEETING  
September 6<sup>th</sup> 2015  
MINUTES

THOSE PRESENT:

|                      |                |
|----------------------|----------------|
| Ron Cook             | President      |
| David Gold           | Vice President |
| Miriam Holzman       | Secretary      |
| Stanley Merves       | Treasurer      |
| Philip B. Papier Jr. | Director       |
| Stephen Barnett      | Director       |
| Susan Green          | Director       |

Sandy Montano                      General Manager

President Cook called the Executive Meeting to order at 9:30 a.m.  
Closed session at 9:45 a.m.

President Cook called the meeting to order at 11:00a.m.

President Cook started the meeting by welcoming Stephen Barnett onto the Board of Directors.

Vice President Gold made a motion to elect Ron Cook as President. Director Holzman seconded the motion. All in favor, passed unanimously. Director Green made a motion to elect Stanley Merves as Treasurer. Vice President Gold seconded the motion. All in favor, passed unanimously. Treasure Merves made a motion to elect David Gold as Vice President. Director Holzman seconded the motion. All in favor, pass unanimously. Treasure Merves made a motion to elect Miriam Holzman as Secretary. Director Barnett seconded the motion. All in favor \*\*\*\*

Director Green gave the Rental Policy Committee report. Director Green announced that the Rental Policy results were in and the Amendment had passed. On September 4<sup>th</sup>, 2015, our accountant Bob Kelly, counted the ballots in the Card Room. The final result of the count was 79.754% in favor and 20.274% not in favor. She thanked all the committee members and volunteers who diligently worked on getting the residents to send in their votes. She also thanked the building residents for taking the time to fill out the ballots and send them back to the building.

Secretary Holzman gave the Restaurant Committee report and the Website report. The Labor Day party was a huge success. There was great food, dancing, and a lot of happy resident that attended. Short Hills will be meeting with the Restaurant Committee to determine the hours of operation for the rest of the year. She proceeded with the Website Committee report saying all is in order and nothing has changed since the last meeting. We are researching the possibility of a

voicemail for the office. The Front Desk personnel would then be able to transfer a specific call to a person in the office and the caller would be able to leave a detailed message.

Director Green gave the Decorating Committee report. They are looking into getting more umbrellas and umbrella bases for the pool next year. These new bases will be extremely heavy so that the wind will not blow them over. With the bases being very heavy they will only be able to be moved once after they are placed on the pool deck.

Treasurer Merves gave the Finance Committee report.

General Manager Montano gave the Physical Plant and Manager's report. There is no change to the Physical Plant report since last week's meeting. The flu shots have been changed from September 14<sup>th</sup> to the 16<sup>th</sup> because of the holiday on Monday. The Labor Day Party\*\*\*\* The Kids Party was a fun time again this year. She stated that she saw a lot of children, as well as adults, having a great time with the party games and enjoying the snacks. She proposed to change the name of the Kids Party to Family Day so everyone will be involved again next year. There will be balcony work done again this year. She proceeded with an explanation of the fire alarm system process and installation. The maintenance department will need access to all of the units in order to install the new fire alarm system. These systems will be placed in a central area near bedrooms. Fortress Protection will be running all of the wires and installing all of the speakers. They will be accompanied by one of our maintenance personnel at all times.

Mimi Butler, unit 314, voiced her concern about cars being backed up and there not being enough staff on duty.

Paula Solomon, unit 912, was also concerned about the availability of employees to help with packages at the front door and the wait time for doorman to come back for help. She was also upset about the weight of the umbrella bases on the pool deck. She said they are not enough of them out there and they are too light so when a slight breeze comes along they blow over. There has been a lack of lifeguards on duty after the season. General Manager Montano said she will address for next season

President Cook made a motion to adjourn the meeting. Director Green seconded the motion. All in favor- passed unanimously