

5000 BOARDWALK CONDOMINIUM ASSOCIATION

ANNUAL UNIT OWNER'S MEETING

AUGUST 29TH 2021

MINUTES

THOSE PRESENT:

Ron Cook	President
Steve Barnett	Vice President
Miriam Holzman	Secretary
Jeff Kolansky	Director
Philip Papier	Director
Jeff Rosen	Director
Sandy Montano	General Manager

THOSE ABSENT:

David Meyer	Treasurer
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Pres. Cook called the Executive Meeting to order at 9:00 am

Pres. Cook called the general meeting to order at 11:00 am

Pres. Cook motioned to approve August 8, 2021 meeting minutes.

Motion seconded, unanimously approved.

VP Barnett gave the Decorating Committee Report.

There is not much change from the last meeting. Materials for the Sun Room have been ordered and should start coming in this Fall. Jeff (Dir. Kolansky) will report on the pool subcommittee. There are about 4 or 5 other projects that we will work on once funding is approved.

Dir. Kolansky gave the Pool Subcommittee Report

We had our first meeting on the 25th. There were a variety of ideas discussed on how to beautify the pool area. All ideas brought forth will be discussed in further detail.

Dir. Kolansky gave the Gym Committee Report

We have changed the method of access to the gym to mitigate the issues with residents and guests not signing in and/or staying past their specific time slot. We now have 6 separate fobs, which are now the only fobs that will allow access to the gym. They must be retrieved from the front desk and

returned after working out. We will continue to monitor issues to improve the quality of the gym. If anyone has any ideas, questions, or comments please contact me.

Dir. Rosen gave the IT Committee Report

The IT Committee has completed the transfer of the website. You will be receiving more information about how to create a resident account to view documents and stay informed. The Committee has begun testing tracking devices to secure beach chairs and bicycles. These will be optional products

Pres. Cook gave the Finance Committee report on behalf of Treas. Meyer

Cash on hand \$1,145,602

Operating budget \$278,350

Cash in Reserve Funds \$867,252

The balance on the loan as of August 1st is \$3,784,936

If there are excess funds in the operating budget by the end of the year, then we will transfer those funds to the Reserve for tax purposes, however the residents would have to agree by majority

Pres. Cook asked by show of hands which residents agree and which do not.

Residents seconded.

GM Montano gave the Physical Plant Committee Report.

Our obligation is to make all residents aware of Covid cases in the building. If we are aware that someone is quarantining or has an active case of Covid and they are in the building, we will notify everyone. We have no report of anyone in the building with Covid. We encourage all residents to make judgement calls for themselves. Please make us aware of any known cases in the building so that we may keep people aware.

Concerning street flooding caused by heavy rains/storms:

Currently we cannot extend the courtesy of allowing lot parkers to keep their cars in the garage when it floods. We have had closed off spaces in the garage due to water coming in. We are continually working with the City, Army Corps of Engineers, and DEP to rectify the issue moving forward.

Concerning the Pool

We cannot allow residents to swim at their own risk due to insurance reasons. It would also be difficult to open it only on weekends because the chemicals have to be checked and monitored regularly. We will attempt to keep the pool open, however it will mostly depend on the weather.

Concerning cabanas:

There is a code requirement that we do not meet, which does not allow for staying in cabanas when the pool deck is cleared for lightning or other emergencies. Please cooperate with the lifeguards and leave the pool deck entirely if there is an emergency or a storm.

We are looking for another person to help us out because we recently lost an employee in the garage.

Concerning the front entrance:

We are going to look at how to better control the temperature at the valet entrance to make it more comfortable for both the door staff and residents as they wait to pick up their cars.

Questions:

#1404 Dave Nathanson - Whose responsibility is it to mitigate the water, 5000 or the City?

GM Montano - It will involve the DEP, (CAFRA???), the City, and the 5000.

#1213 Ken Brien - Can you please comment on the current dog policy?

Gm Montano - The policy has not changed; we can take a look at the camera and go from there.

#102 - Sue Roseman - How would we know if a dog was here with guests as opposed to actually being an owner's registered support animal?

GM Montano - We legally cannot refuse entry to any animal if they are an emotional support animal and they have filed the proper paperwork with the office. There are 14 units in the building that have dogs.

#310 Audrey Gaul - Is the building a no pets building or not?

Gm Montano - It is, but HUD, FHA, among many other state offices require us to make reasonable accommodations to anyone that has a disability, physical or mental.

Mrs. Gaul - Is there a specific policy that states that this is a "no pets" building?

GM Montano - Yes, there is.

#1608 Emily Shore - What are the consequences for children riding the elevator without masks?

GM Montano - The parents are responsible. There is no indoor mask mandate in the State of NJ, the governor has not issued one. We are requiring that masks be worn in the elevators. We will continue to try to be stricter about that.

#1008 Jeff Zeiger - Is there a plan to be able to let us pay fees online?

Dir. Rosen - Yes, we are still in the beginning stages of rebuilding the website, however once we make more progress and get the basic functions working properly, we will look at adding online payments to the site.

GM Montano - Also, in order to allow for online payments and other features like voting online, we have to make adjustments to the by-laws.

Unnamed Resident - Can we turn our pool into a saltwater pool? It is also my understanding that pets in the building would have to be required by law to be with their owners at all times.

GM Montano - Support animals may be left but they must be quiet, however, a service animal is not allowed to be left alone because it is supposed to be providing service 24/7.

Concerning the saltwater pool - we can look into the costs for next year and present it.

#1811 - Greg Allen - Would theft be the reason for the tracking devices that you mentioned can be purchased for beach chairs and bicycles?

Dir. Rosen - A resident approached me and said that they lost their chair on the beach, so I thought it would be a good way to mitigate the issue.

#1008 - Natalie Zeiger - provided what was mentioned earlier regarding insurance. Is there an inexpensive way to extend the pool hours or make it so that residents can use the pool early in the morning, or later at night.

GM Montano - opening early is a possibility. It is something we can look into

#202 Greg Swartz - What are the best ways to formally submit ideas to the Board?

GM Montano - There are 2 ways. There is a recommendation sheet available at the desk for ideas, or you can email me and I will see that the idea is presented to the Board.

#1018 - Marilyn Granoff - I would like the Board to consider moving the movie nights up to the Sky Room because the space is more open and the doors can be opened, allowing for cross ventilation due to the resurgence of COVID.

Pres Cook. gave a reminder about the pool and beach fund for seasonal staff.

GM Montano - The results of the voting will be posted on the screen and we will also print up copies and leave them at the front desk.

Pres. Cook and GM Montano addressed another question concerning the ability to question dog owners in the building of their disabilities.

GM Montano - We can question an owner of the legitimacy of the doctor's letter, but we cannot question them on the legitimacy of their disability. If there is evidence, we have the right under law to have a second opinion from a doctor of our choice.

#1608 Mrs. Shore - I recently paid for my son to stay in a hotel that accepts pets because we didn't get the paperwork completed in time. This is what everyone should do.

#606 John Surace - I think we should check into the criteria of what qualifies as an emotional support animal.

GM Montano - There is a full chart that outlines the criteria of an emotional support animal.

Pres Cook motioned to adjourn the meeting

Motion seconded. Approved unanimously

Meeting adjourned.