

5000 BOARDWALK CONDOMINIUM ASSOCIATION

UNIT OWNER'S MEETING

AUGUST 8<sup>TH</sup> 2021

MINUTES

**THOSE PRESENT:**

|                              |                 |
|------------------------------|-----------------|
| Ron Cook                     | President       |
| Steve Barnett                | Vice President  |
| David Meyer                  | Treasurer       |
| Miriam Holzman               | Secretary       |
| Jeff Kolansky(via telephone) | Director        |
| Philip Papier                | Director        |
| Jeff Rosen                   | Director        |
| Sandy Montano                | General Manager |

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

The primary project is the Sunroom and it is currently on schedule. All of the materials have been ordered. The Committee met and identified 5 or 6 different projects requiring attention and began to estimate the cost of each project so a budget can be given to the Finance Committee when the time comes.

Sec. Holzman gave the Restaurant Committee Report

Essl's closed at the Vassar. They did not have the support among other issues. Tom Howell has offered to make the Rosh Hashanah dinner on Tuesday, September 7th. He

will do takeout like last year and if Covid permits, he will allow residents to sit in at the restaurant by reservation. After speaking with Sandy and given the current situation with COVID, we have decided that we will not have a party for Labor Day.

Dir. Kolansky gave the Gym Committee and Pool Committee Reports.

Gym Committee: We had a new TV installed. The committee will meet again to discuss and implement ways to solve other ongoing issues with the gym such as not signing in.

Pool Subcommittee: The people who have asked to serve on the committee have been chosen and it will be made known within the next 24 hours. The Committee will meet on the 25th.

Entertainment Committee:

Last night we had a stellar performance by Noah Baum and Joshua Wilson, they both received a standing ovation. The operas will continue for a few more weeks in the card room at 7pm. The chess club has been meeting on Thursday nights at 7:30 in the Card Room.

Dir. Rosen gave the IT Committee Report:

We are now in the process of switching to a new web hosting company for the website. You will be receiving more information on how to create a resident login, which will allow you to keep up with events and view board meeting minutes along with other features. Thank you to Peter Mokover for his assistance with the website. If anyone knows someone who is an expert with the software program WordPress, please let me know. In other news, the Committee is looking into inexpensive tracking systems that will allow you to keep better track of your beach chairs and bicycles. This will be optional and made available for purchase.

Treas. Meyer gave the Finance Committee Report.

We currently have about \$1.14 in the bank. \$278,000 in the operating account, 867,000 in the capital account. Pretty much on budget for the year. The Committee will meet before the next meeting.

GM Montano gave the Physical Plant Committee report.

Children will be beginning to return from camp, we will be looking forward to having the kids party on the 21st if Covid permits. The airshow will be on the 18th and we will allow people to watch the show from the penthouse. The Annual meeting will be August 29th and first meeting of the new Board would be September 6th. A lot of people have had questions about the voting. We do not do cumulative voting. Each vote will be worth 4%.

We have managed to control the smoking issue as well as the issues with emotional support animals. However, there have been complaints of water running down onto balconies from units above. Please try to be more cautious of your neighbors

underneath and place all pots in containers if you have flowers on your balcony so they do not allow water to drip to the balconies underneath. We are also still having the issue of people bringing luggage up the regular elevators instead of using the freight elevator. We will continue to get tougher with enforcing this because it is taking a toll on the front elevators. The contractor rules and regulations will be coming out on or about the 15th. We will be adding some new rules and Bill will be in charge of handling that.

Questions:

#1404 Dave Nathanson - Last time we had family day we discussed allowing staff to participate, has that ever been brought up again.

GM Montano - No, that hasn't been discussed. We will bring it up to the Board.

#112 Phil Edelstein - What type of energy management systems or policies are in place for the common areas like the gym?

GM Montano - The gym has presented its own issues because residents have a wide array of preferences when they workout such as the temperature in the room. If you have any ideas or suggestions please come and see me.

#1012 - Mark Cohen - Has there been any consideration to possibly cancelling the Kids party due to the current situation with Covid spreading amongst children?

GM Montano - We will continue to monitor the situation, but we are not as worried because the party will be outdoors.

Shelly Cohen - On the news this morning, they were talking about the spiking numbers of children being hospitalized with Covid. I think that with the amount of senior citizens in the building and with children returning, it could present an issue.

GM Montano -The Board and myself are committed to monitoring this issue.

#812 - Carol Sussman - Can you give us an idea of the projects that the Decorating Committee is working on?

VP Barnett - The front of the house, which includes signage, carpeting, banisters, etc. The 2nd area is the Atlantic Avenue entrance, and lastly the pool area. We also want to look at the hallways in the back of the house and the Sky Room. We will be submitting an initial budget to start funding some of these projects.

#1805 - Hope Gordon asked why 2 years were spent on the hallways without any progress being made.

VP Barnett - We have looked at a number of different options. But because art is so personal, we could not come to an agreement; so we will defer this project and direct attention to the other areas of the building that need work.

Suite #2 - Janet Del Borrello - stated that the Atlantic Avenue entrance needs immediate attention because the wet carpet is now beginning to smell of mold.

#1608 - Emily Shore asked about a glass vase being added to the elevator lobby.

#702 Ada Milkis - Asked why the front entrances aren't being prioritized over the Sun Room.

VP Barnett reiterated his original answer, saying that glass work was looked at and that the Committee will be prioritizing the front entrances since it was unable to reach a timely decision about art work in the elevator lobbies.

#115 - Debbie Brecher - What is the status of the Becht report?

GM Montano - We will be going through the reports this fall with our structural engineer and we are very serious about them.

Pres. Cook gave a reminder about stopping at the front desk anytime to submit any questions or comments to the Board by writing them down on the designated sheet of paper.

#1012 - Shelley Cohen asked if a survey of the residents' ideas about what art to put in the hallway has been taken?

VP Barnett - That is a good idea and at some point we would possibly like to introduce a suggestion box.

#1805 - Rich Gordon - Are the funds for the elevator lobbies still available or were they used for something else?

VP Barnett said the money was used for the Sun Room and if a decision is made on the artwork for the elevator lobbies, then the Committee will request more funding.

#1104 - Rose Karr - Is the Coronavirus in fact, in the building?

Gm Montano - Not that I am aware of.

Pres. Cook gave another reminder to wear masks in the elevators and in small spaces indoors.

#1618 - Lynne Sitarki made a point to remember those with accessibility issues when redoing the Sun Room and the other areas of the building.

Pres. Cook motioned to adjourn the meeting.

Motion seconded, all in favor. Passed unanimously.

Meeting adjourned.