

5000 BOARDWALK CONDOMINIUM ASSOCIATION

UNIT OWNER'S MEETING

JULY 11TH 2021

MINUTES

THOSE PRESENT:

| | |
|----------------|-----------------|
| Ron Cook | President |
| Steve Barnett | Vice President |
| David Meyer | Treasurer |
| Miriam Holzman | Secretary |
| Jeff Kolansky | 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 11:02 am

Pres. Cook motioned to approve June 6, 2020 Meeting minutes.

Treas. Meyer seconded the motion. All in favor

Passed unanimously.

VP Barnett gave the Decorating Committee Report.

Not much has changed from the last meeting.

The primary projects being worked on are the sunroom, the Atlantic Avenue entrance, and the pool area.

Dir. Kolansky gave the Pool Subcommittee Report

Dir. Kolansky - If anyone would like to be a part of the pool subcommittee of hopefully 5-6 members, please submit a memo or letter to Sandy within the next 10 day or so. We would like to see what we can do to make it a better-looking area.

Director Kolansky gave the Gym Committee report.

When we meet, we will assess the state of all the equipment, as well as protocols. Reminder to please be polite and respectful of all staff as they are cleaning. Please also be respectful of the separate time slots for both owners/residents and non-residents/guests. Nonresidents and guests may use the gym from 2-6pm.

Sec. Holzman gave the restaurant committee report.

We have a signed contract with the Howell brothers for 2022. The 4th of July party went very well, we had great attendance. Thank you to Hope and Rich Gordon for helping.

Dir. Papier gave the Entertainment Committee Report

On Saturday nights at 8pm in the summer, we have entertainment in the lobby. Last night we had Fred Miller performing the Life and Times of Frank Sinatra. We have also been showing operas every Monday night in the cardroom. I encourage everyone to attend.

Dir. Rosen gave the IT Committee report

Since the last meeting, we have made progress on the new website. You will be receiving information regarding the features and how you can create your own resident account. We are also in the process of selecting a new web hosting company. If anyone knows someone who is a software expert using the program WordPress, please let me know.

Treas. Meyer gave the Finance Committee report.

There has not been any significant change since the last meeting. We currently have (round figures) 1.4 million in cash on hand, 1.17 million in reserves, and \$235,000 in operating funds. We have 4 million due on our outstanding loan which was taken in 2019. The initial loan balance was between 5.7-5.8 million, we have paid it down significantly.

Pres. Cook

In light of the tragedy in the condo building in Florida, we sent out a brief memo with a picture attached concerning the construction of the building. The building itself is a steel beam construction. We do not have concrete construction reinforced by rebar like the building in Florida. The balconies were originally constructed using concrete reinforced by rebar, however they also have steel beams that were replaced when the balconies were redone. They are all connected to the main steel frame of the building.

GM Montano gave the Physical Plant Committee Report

There were a few incidents at the door involving residents acting disrespectfully towards valet staff while receiving their cars. Please take into consideration the amount of traffic there has been at the door, especially on weekends. Please try to be patient while waiting for your car. Our staff is working very hard.

There is a smoking problem. A lot of it seems to be coming from guests who aren't familiar with the rules. We are going to put out a one-page memo consisting of the most basic rules so that everyone is aware of the most important rules when in the building.

Please bring all questions and complaints about dogs directly to me. We thoroughly vet all applications concerning emotional support animals, so there is no need to confront other residents about their pets. We had 2 incidents recently where dogs had accidents in the back hallway without notifying the front desk. This constitutes a \$100 fine and they will be handed out.

Dir. Kolansky - There was a recent and unfortunate, prejudicial and bigoted event that took place at the 4th of July party. The Board will not tolerate acts of intolerance, bigotry, prejudice, mockery, harassment at all based upon lifestyle, race, religion, creed or any other factor. We apologize to anyone that was affected by this. It will not be tolerated again in the future.

Questions:

#1201 Lois Abrams - Are there any age restrictions that apply to the gym? It is not a good idea to have children under a certain age use the gym.

Dir. Kolansky - The age limit to be able to use the gym is 16.

#1401 Kathryn Nordick - Although we don't live here full time and have another place in Philadelphia and usually only spend our summers at 5000, are we considered residents? There has been at least one rule passed in the last year that says we aren't.

Dir. Kolansky - Absolutely you are.

#509 Matthew Bashi-Kadlubowski - I'd like the Board to reexamine the rules and regulations in place surrounding the restaurant. Maybe we could explore options such as poolside dining, beachside pickup, which would allow us to better sustain the restaurant long term.

With respect to rules and regulations, there are a lot that are outdated. I would suggest the Board look at the rules and maybe change some of them to better accommodate for the growing number of younger residents in the building.

GM Montano - We would like to put a door so the restaurant can have outdoor seating.

With respect to the rules and regulations. It hasn't been announced yet, but we are currently doing a full review of the rules and regulations so that we may make the appropriate changes to meet requests.

#102 - Sue Roseman - I have noticed a number of people using the front that either have bathing suits on or have large amounts of luggage. I have tried mentioning to them that the rule of the building is to use the service elevator when wearing a bathing suit or carrying luggage. I think residents who have guests should let them know what our rules are.

Pres. Cook - Our cameras have a memory bank that allows us to go back 30 days to review any data if needed.

#1404 - David Nathanson - I'm sure there are fantastic photographers and artists in the building that would love to see their artwork displayed. Would the Board consider in-house artwork in front of the elevators?

Pres. Cook - We had a photographer living in the building several years ago that wanted to sell her artwork to the building. The Board decided that it would cross the line of doing business with owners.

VP Barnett - The other issue is that art is extremely personal, it is very difficult to get the existing members of the committee to agree from all the different types of art we've looked at. However, we still plan to meet again and select something to occupy that space.

#1905 - Harriet Cohen - Sandy I think your staff is the most respectful and committed that we've seen. I'm sad to hear that they have not been getting treated the way they treat us. With respect to the building in Florida, thank you for always making sure that our building is safe.

#1012 - Shelley Cohen - Do you put out surveys that unit owners can respond to and perhaps vote on?

Dir. Kolansky - Generally we look for residents' responses to our ideas.

VP Barnett - As it relates to the Decorating Committee, we don't have a specific method for gathering information, but we get information all the time from residents. On major projects like the hallways, we put together different design boards, and then all owners were allowed to vote on the design they liked. On smaller projects like the Sunroom, the committee will make decisions.

#909 - Bonnie Squires - Concerning the restaurant. Many times, in the past, it has been suggested that the building charge everyone \$200 for a prepaid gift card to be used at the restaurant, guaranteeing revenue for whoever operates it. Could we propose this idea again?

Sec. Holzman - Sandy and I met with the last 2 restaurant owners and suggested it, but they did not want the help.

Mrs. Squires - How about T.W. Howell's?

Sec. Holzman - They did not want it either. We can offer it, and we did. But we cannot force them to accept it.

#1002 - Natalya Zeiger - The balconies are very dirty. Is it possible to get some type of material to place over it, or to get it power washed?

Pres. Cook - The way the balconies are designed, they have a special coating that prevents the elements from breaking through the concrete. It is not acceptable to have any carpets placed over them. Please contact Sandy if you see a problem with your balcony.

#1007 - Bill Hart - I would like to know if it is possible to put together a subcommittee to look at the rules so that a broader audience may review the changes, allowing residents to have a little more input. Is this an option?

Treas. Meyer - The rules are being reviewed by Council. Once we get recommendations back from the outside Council, the Board will determine what changes need to be made.

Mr. Hart - I am looking for more of a quality-of-life review as opposed to a legal review.

GM Montano - We will send out a draft of the rules prior to finalizing them, so you will be able to add your input and make suggestions.

Concerning the balconies: Is it possible to resurface them with concrete if they crack or rust.

Pres. Cook - We are following a procedure to look at the balconies. The top of the balcony is coated with a waterproof coating to protect from the elements but the bottom is not coated to allow moisture to escape. Any carpeting would trap the moisture and make it worse.

GM Montano - As a result of the weather, there can be green algae that starts to grow on the balconies. This can be cleaned; however, we won't erect scaffolding or power wash the algae. The owner is responsible for keeping it clean. But, in the scheduled maintenance of the balconies, they will be power washed to make sure all cracks and damage are exposed so that they may be fixed.

#1805 - Hope Gordon - In all the years past, residents never brought their adult children or grandchildren upstairs for the Friday night social hour. Now, it seems that residents are bringing adult children and grandchildren. Is this something that will be addressed when the rules are reviewed?

Pres. Cook - We try to keep it owners only.

#1805 - Rich Gordon - Are the waivers that the residents and owners must sign also cover their guests that use the gym from the 2p-6p period or do they have to sign separate waivers?

Dir. Kolansky - Separate waivers.

#1106 - Andy Purdy - Has the building recouped the money for the Tesla charging station?

How many units have been sold in the past year?

GM Montano - The charging station is not just a Tesla station. It is a universal charging station. Since there is now more demand, we are going to add another head, but we first have to install new software.

GM Montano - As for the exact number of units that have sold, I can get that for you. But in the last 5 years or so, I would estimate about 130 units.

#1117 - Barbara Corson - Will the cardroom be open to guests, and if so, will there be a limit?

GM Montano - I will have to talk with the Board. The issue is not necessarily spreading infection, but more so overcrowding. I think the residents that use the card room should also take part in deciding the guest policy moving forward.

Dir. Papier - Many residents have expressed interest in forming a chess club. The building has purchased 2 chess sets. We will schedule a time to meet and move forward from there.

#1014 Maggie Kolansky - If the building does move forward with the idea of surveying everyone, I'd like the question of "if the building should remain pet free" to be proposed.

Pres. Cook - Some people bought here in this building specifically to be free of pets due to allergies.

GM Montano - It is more than just the rules that state this is a no pets building. A change would also have to be made in the Master Deed, which would require a 75% vote in favor among residents, so it would not be as simple as changing the rule.

#1608 Emily Shore - I don't understand what the guest room issue is about the guest policy. In my other community in Florida, those that wanted to use the card room were made to show their vaccination cards at the front desk. I don't see what the issue is and why we can't do the same thing here.

Pres. Cook - If you give us a copy of that policy, we would love to review it.

Dir. Kolansky - Another issue is that of masks on elevators. We do not have an absolute policy about masks on elevators. We ask that everyone at least have a paper mask with them to honor other residents in the elevators who may potentially be immunocompromised.

#509 Matt Bashi-Kadlubowski - With the new website, will we have the ability to upload maintenance requests, upload photos of maintenance issues, and make online payments?

Dir. Rosen - As we continue to develop the site, we will consider adding all of those features.

GM Montano - Unfortunately, our bylaws do not permit us to allow online payments, which we would like to change while reviewing the rules and regulations.

#602 Peter Mokover - Is it also possible to review the rule that requires the Association to send memos and letters in the mail as opposed to using email?

GM Montano - We will

#1018 - Marilyn Granoff - There's an emergency exit that leads out to the garden that I've seen people coming out of. I would just like to make sure there is signage posted so that people know it's an emergency exit.

GM Montano - There is a sign and it is alarmed, but we will double check.

Pres. Cook motioned to adjourn the meeting

Motion seconded. All in favor

Passed unanimously

Meeting Adjourned.