

5000 BOARDWALK CONDOMINIUM ASSOCIATION  
UNIT OWNER'S MEETING  
JUNE 6<sup>TH</sup> 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 Oct.11,2020 Meeting minutes.

Dir. Kolansky seconded the motion. All in favor, passed.

VP Barnett gave the Decorating Committee report.

The committee has 2 or 3 projects that are currently being worked on. The first is the elevator/ lobby project. There were a number of different options including: flower arrangements, sculptures, traditional artwork, and photography, as well as other options. The committee decided upon photography. There is a local photographer named Gary Levey who the committee has been working with for the past 4-6 months. When the elevator hallways were

originally designed, they weren't designed for any artwork on the wall. However, residents thought the wall looked vacant. Some of the initial reviews were very mixed. We weren't certain from the reviews whether the right pieces were chosen. We've decided to return to our original designer Jay Leistner for input.

As it relates to the Sunroom, we have been able to allocate budget dollars devoted to artwork in this budget year, to the Sun Room. Thanks to Susan Green for putting together 2 design boards, one of which the committee was able to finalize. It will include new carpeting, new window treatments, new lighting, new couches. It will all be consistent with the color tones we have in the lobby. The budget is \$70,000. A big challenge is supply inventory. Prices and delivery costs are both getting higher as well. We have decided to order everything ASAP and our expectation is to get the Sunroom under construction right after Labor Day.

The other project is the Atlantic Avenue entrance. It hasn't been touched in years. We do not have the budget dollars this year. But we've decided to do what we can in house. We are going to paint that area and do some minor repair work. There is artwork in storage that will be placed in that area. You also may have also noticed new signage in the front of the building.

Dir. Kolansky: I and other board members have received a number of questions relating to the pool and its relative bareness. Thank you to Ada (Milkis) and her committee for the decorating on the Oakland Ave. deck. As a subcommittee of the decorating committee, we are going to look at how to change it. The Board has talked briefly about planting, shrubbery etc. I'll head up a call for volunteers for the subcommittee and we will probably look to an outside designer to help out as well. Early next year before the season starts, we will have something done with that.

You'll also notice there is a new blue walkway to the corral outside. Earlier in the Spring we learned the city was putting in new walkways on certain streets. Ed Stinson was called to see if one will be placed. He said one was to be placed about 3 blocks down, and we will probably have one next year. We asked him to move it up to this year instead. Sandy got involved and wrote to him that we would like it this year on Austin Ave. Sandy and I wrote back and the following day it was installed on Austin Ave. I hoped it would be longer to accommodate residents with moderate disabilities. If you call the lifeguard station, they will supply a wheelchair

to help you get down to the beach. There is also a man named Woody who comes around with a jeep if needed.

Sec. Holzman gave the Restaurant Committee report:

There have been a few inquiries in the past few months of people who are interested in the restaurant. One of the more interesting inquiries was Domenic of Domenico's. He couldn't find help to open. We will have a July 4th party catered by the Howell Brothers. They also want to work with us to have a few catered meals throughout the summer. They plan to open here next spring.

Dir. Kolansky gave the Gym Committee report:

A meeting will be called in the coming weeks to address a variety of issues. There have been many questions and we are trying to form policy in relation to what the governor is doing, and how we can make the policies friendly to residents, family members etc. There have also been some issues with equipment. We are keeping the cleaning protocols in place, and we will assign separate time slots for both residents and guests.

We have had no COVID outbreak or contamination in the gym despite continuous usage since beginning to relax restrictions.

Dir. Papier gave the Entertainment Committee report:

On Monday nights starting June 21st, we show operas in the cardroom at 7:30. I've been running entertainment in the lobby for the past 5-6 years on Saturday night usually for about 100 people. This year we'll start with Fred Miller, who is a world class entertainer. He is going to go over the life of Frank Sinatra.

Dir. Rosen gave the IT Committee report.

So far, the IT committee has selected a network server for the office, upgraded the antivirus software, the data backup plan, as well as remote tech support. The new website is very close to being finished and there will be an announcement regarding that shortly.

Treas. Meyer gave the Finance Committee report.

A longtime member of our Finance Committee, Adele Cohen passed away over the winter. She was a very intelligent, hardworking, and dedicated member of the committee. She will be missed.

Finances are in good shape: \$1.3 million available, \$245,000 in cash, \$1.1 million in reserves. We have no current delinquencies. We have no receivables; everyone is doing their part to keep the Association in good financial standing and it is appreciated. We are currently operating on budget. There are some issues that haven't been significant to date, but we are still facing some expenses due to the COVID situation. We are still addressing the Legionella issue; the water testing continues. We have had issues with flooding in our garage due to the beach dunes. We have been working with the City of Ventnor to reach a solution concerning the dunes. We did institute a remediation program in March and it seems to have temporarily resolved the issue.

Pres. Cook - We have an issue with storage space in the bike rooms. If anyone is not using a bike, it would be greatly appreciated if you could move the bike. We are looking into how to increase the storage area.

GM Montano gave the physical plant report.

The last Legionella test from the County showed we had low levels. We flush every other week, sometimes every week. We are in good shape. The power outage caused some of the lightbulbs in the building to go out. It took out about 14 bulbs. We did not have a lot of spares because they are 5-year bulbs. They are currently on the way.

We are coming up with an electric car charging policy. We are getting additional interests. We will be implementing new upgraded software.

Please be patient at the front door when coming and going. Everyone is aware by now that Jimmy has retired. He will be making guest appearances on Friday Nights for Social Hour.

We put in our supplemental rules to please wear a mask in the elevators as a courtesy to others that are still not comfortable or may still need masks for various reasons. Please be courteous and ask if someone would like to share an elevator.

Officially the Tuesday night movies start on June 15th, the classic movies will begin on the 19th. The opera will be on the 21st. We will also have parties and lobby concerts.

The cleaning protocols will remain. Housekeeping works from 6:30am to 10:00p. We will keep the protocols in place until we feel they are not necessary.

Our Chief Engineer Bill McNeely will be coming back to the building tomorrow. He will be helping out at the front desk. We are happy to have him back.

The reason we had to coat the pool this year is because the moisture from the garage has gone through the slab and caused the coating of the pool to peel. We have a TremCo coating on it, and we will try to coat the Oakland Avenue Side when materials are available and then we will do the Austin side next year. The garage slab has broken in areas and lifted in areas. It was a serious issue and we've done some remediation and it hasn't flooded since.

Questions:

#1916 - Maureen Rush - How many new owners have moved in this year?

GM Montano - From the Fall to the Spring, we've turned over 26 units.

Ms. Rush - Thank you for having the blue tarp placed on the beach leading up to the corral. Could it be possible that we could get one of the wheelchairs that the city already uses to help people get down and set up onto the beach?

Dir. Kolansky - It would cost about \$1000. We can consider it. There is a liability issue in terms of what we have to consider for the Association in case an employee gets injured on the job while pushing a chair or a resident falls out of the chair while being pushed.

#1618 Lynn Sitarski - It may be appropriate to consider an automatic door on the way out to the pool. I would also suggest a chair lift.

Pres. Cook - We will look into both of those issues.

#212 Elliot Schindler - I respect that you are going to have a policy for electric cars, but if I'm down here and need a charge before then, can you tell me what I'm supposed to do?

GM Montano - There are a lot of charging stations in the area. I would not count on the charger in our lot. It is run by swipe cards, and they are currently being reimplemented.

#1612 - Rob Grossman - The staff was nothing short of outstanding during the most difficult times.

Mr. Grossman - I think the blue mat is a great addition, however I found it to be very slippery. I wound up walking off of the tarp.

Dir. Kolansky - With regards to extending the blue mat, we were told that they cannot extend it any further because it would interfere with the grooming machine that goes across the beach.

#702 - Ada Milkis - You said we have \$1.3 million. \$245,000 cash and the rest in reserves. Are there separate accounts for the reserve and the operating account?

Treas. Meyer - Yes.

Mrs. Milkis - Is the reserve account in a savings account?

Treas. Meyer - The reserve account is in an account with our lender which complies with the requirements our lender created when they approved the loan.

Mrs. Milkis - Our bylaws state that it has to be in an interest-bearing account

Treas. Meyer - It is in an interest-bearing account

Mrs. Milkis - Are the reserves earmarked?

Treas. Meyer - What do you mean?

Mrs. Milkis - When you have a reserve account, you must have a reserve study done, where the longevity of an expense is calculated so that money is put away periodically into the reserve account. Our condo laws state that the reserve account is supposed to be earmarked.

Treas. Meyer - The reserve account is set up to pay for anticipated future expenses. We don't get into granular expenses for smaller issues, but we do for capital improvements, and we have a general category. For example, we recently had a chiller replaced. So, the monies in the reserve account were put towards purchasing the chiller. When the account was created and in the ongoing maintenance of the account, we did not earmark funds for maintenance of specific expenses because we are not required to do that.

Mrs. Milkis - Your condo laws state on page 16 that the reserve account is to be in a savings account and appropriately earmarked.

Have you had a reserve study done here?

Treas. Meyer - Yes, we have.

Mrs. Milkis - And your reserve study has never mentioned longevity of things?

Treas. Meyer - The reserve study has

Mrs. Milkis - Then the money should be earmarked that way

Treas. Meyer - Well no, because a study is an expectancy. When we created the account, we put the money aside based on the aggregate total of the expenses, and it is available based on what the study disclosed.

Mrs. Milkis - Then I think you have to change the by-laws. The by-laws say they have to be earmarked.

Treas. Meyer - That is certainly something we can look into.

Pres. Cook - We have done Becht Reserve Reports. I don't think it's realistic in terms of the life expectancy of a piece of equipment such as an elevator. If we followed exactly what the report says, and fund it the way you're suggesting, we'd have to increase maintenance fees substantially. We look at the report in reality of what our equipment and its remaining lifespan looks like. That information we gather from Sandy and our engineers from the outside. Then on the financial side, when we do the budget, we try to allocate funds to those areas. We have a reserve fund to deal with emergency or necessary funding as required.

Mrs. Milkis - When was the last reserve study done?

GM Montano - 2018, they are required every 4 to 5 years.

GM Montano - In a reserve study there are 3 different methodologies of how one approaches the bottom line. You can use any of the 3, because our bylaws do not specifically mention which of the 3 to use. The one we use, earmarks 10% for all of it, then the rest of the money is budgeted, but not earmarked. This is a fine line because you are allocating it for an item, however there is flexibility if something else breaks

#911-12 - Paula Solomon - One of the main items that needs to be addressed to make the pool area look nice is to have matching cabana doors. We have 5 different designs, some are broken and falling off. Every cabana door should be the same, otherwise there would be no consistency in how the area looks.

Pres. Cook - We cannot force an owner to change their door if it is working. We have a policy and a design already in place for replacing broken doors.

Mrs. Solomon - Why can't money be given to the decorating committee so that we can finally get art up on the walls in the hallways to have a more finished look?

Treas. Meyer - The Finance Committee reviewed the proposal submitted by the Decorating Committee. That Finance Committee has operated based on the principles of maintaining the integrity of the building, trying not to have assessments, and operating within budget. Based on projected expenses for this year, we allocated money to the Decorating Committee. However, due to some of the other unanticipated expenses such as Legionella and COVID, we would not be able to allocate as much to design projects as one would hope. If you are open to having a special assessment, the Finance Committee would be open to hearing about it and discussing it.

VP Barnett - To date this has not been a budget problem. Once getting into the project and seeing the option, we've learned that we need more in the budget than what was anticipated. We haven't established what the new budget should be going into the new budget year.

Treas. Meyer - This year the Decorating Committee will submit a proposal to the Finance Committee for funds for all projects in the upcoming year. The Finance Committee will make a recommendation to the Board. It will be up to the Board to approve, modify, or reject the modifications made.

Mrs. Solomon - Since artwork is such a personal thing, it may be a good idea to simply place the same framed mirror on every floor to eliminate the opinion-based discussion concerning which artwork to use.

Mrs. Solomon - Have you considered having students from AC Culinary School come in to operate the restaurant?

Dir. Holzman - We've looked into it to no avail.

#102 Sue Roseman - Is it possible for any resident to get a copy of the itemized budget?

GM Montano - Sure. It would be the same as last year because we didn't raise the fees.

Mrs. Roseman - Should I come to see you, Sandy?

#1802 - Norma Tarnoff - Thank you to the Board for their incredible efforts so that for 2 years there has not been any assessment despite the challenges.

Mrs. Tarnoff - The hallways and elevator lobbies have been completed for almost 3 years now. If you get the right frame for the artwork, everyone will appreciate it no matter what's inside the frame. There's a man in Stone Harbor named Josh, who owns Ocean Galleries, that can give multiple choices.

#1905 - Harriet Cohen - I'm encouraging everyone to come to the planned events because it will show prospective restaurateurs that we are eager to have a restaurant.

#1218 - Marjorie Conti - Regarding the question from Maureen about the accessible wheelchair for the beach for people with disabilities. When I was on the Board, this was an issue that we studied and we eventually decided not to go with due to liability concerns.

#1109 - Natalie Tyler - People have said that they are having issues with the lifts, the steepness of the loading dock ramp, and the floor. Is there anything being done about the molding ceiling tiles and the floor that's been there for all of the years I've been in the building?

Mrs. Tyler - Would there ever be a lift put in to help loading and unloading heavy items in the loading dock.

Pres. Cook - It would have to be discussed among the board. We would have to discuss the liability of the building.

GM Montano - We have discussed with a structural engineer the possibility of a design (lift) there. Because of a door that AC Electric will not allow us to move, we would lose access to one

of the bays because the ramp would also have to be made handicap accessible. The only options are to lose a bay, or to try and deal with it as best as possible.

VP Barnett - We have talked about the back area because it does look tired. Sandy does a good job of keeping it clean, but it's all tiring. I support making the back look more consistent with the front.

Pres. Cook motioned to adjourn the meeting

Sec. Holzman seconded the motion, all in favor.

Meeting adjourned.