

# VENTNOR H CONDOMINIUM ASSOCIATION

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## ***BOARD MEETING MINUTES***

**DATE: January 8th, 2024**

**TIME: 6:00PM**

**PLACE: LE CLUB, ROOM C**

**1. Call to order at 6:05 pm by Jeff Hafer, President:**

Present: Jeff Hafer, Steve Turpin, Bob Valicenti, Margarete Perez.

Absent: Jeff Glenn

**2. Approval of previous minutes:** Approved by: Resident Real Lavesseur, 2<sup>nd</sup> by Darlene Turpin

**3. Opening remarks** from Jeff Hafer, president.

**-Marg discussed our return to Seacrest Services:**

We talked about auto withdrawals and that we have been with Seacrest for more than 9 years.

Many residents who have signed up with ACH (direct debit) with Seacrest have been concerned that their maintenance has not yet been deducted from their account. Margarete Perez, Treasurer, stated that they will notice their payments coming out as of today. For those residents who did not submit a check to the board for Dec payment, they will have 2 payments deducted from their account: \$380 for Dec and \$391 for Jan, total of \$771

**-Building Insurance:**

We cannot borrow from reserves. We have a 14 day grace period to make the first payment.

**-Roof Repairs:**

We should have several years left on roof but there continues to be ongoing repairs to be made for leaks and other problems due to aging. Should we bite the bullet and replace the roof sooner than later. It will be more expensive if we wait too much longer.

**-Additional Building Repairs:**

Stucco and Painting treatment to the building is necessary and needs to be addressed. We have not received any recent estimates for this work. The board is reviewing the reports and quotes the previous board had received.

**-Leaks:**

There have been leaks reported from a toilet in one of the units and from the roof as well.

**-Roof Access:**

The roof maintenance contract states that it is required we maintain a logbook for all access. A tall door, combination lock and logbook will be installed at the bottom of the stairs leading up to the roof access door.

Board members and residents need to know who is accessing the roof at any particular time and day. If we do not use an Access log, the company could possibly cancel our maintenance contract.

**-Contractors and Work being done without permits:**

The board is urging residents to follow the correct permit procedures to avoid present and future consequences. We had a proposal to publish a rules document.

Jeff Hafer, President explained the importance of obtaining required permits for work being done inside a unit. This ensures that everything is done to code, especially plumbing, electrical, structural etc. and prevents any possible future damage caused to the unit and the integrity of the building. It is a mandatory safety guard for the entire association. He also mentioned that the Board will be very vigilant in ensuring no work is performed in a unit without the Association's Modification Application being submitted along with any required permits before any work begins.

**-Water Penetration Issues:**

We still have water penetration issues in various area of the building, especially with units on either side of expansion joints of the storage rooms.

**4. New Business:**

**-Replacement of board member Jeff Glenn:**

Jeff Glenn, Director handed in his resignation as Director of the BOD due to personal reasons. Jeff Hafer, President asked residents at the meeting if anyone is willing to take on the vacant position as Director; there were no volunteers. Jeff Hafer then nominated Surendra Rajkumar (Margarete Perez's husband) and gave reasons why he would be an asset to the Association. Jeff' Hafers nomination was unanimously accepted by all residents present. Darlene Turpin stated that her and her husband (Steve Turpin) were on the board for a # of years since no one else was willing to serve and that husband and wife can serve on the board when there are no other residents willing to serve.

**-Additional Meeting Details:**

Jeff Hafer, President stated that immediately after this meeting, the Board will be holding a 2nd meeting (which was posted) to bring the new board members up to speed on Association business and that any resident who wishes to remain for the 2nd BOD meeting is welcome to do so. A resident commented that they probably will not be able to have any input and Jeff Hafer replied that all residents have a right to have input however, he hopes that any input will not sidetrack the purpose of this meeting. NOTE: no one remained for this 2nd meeting.

**-COOVE:**

Jeff Hafer is the only delegate for COOVE from Ventnor H. We need two more.

**-Patio Get Together on Jan 14<sup>th</sup>:**

Darlene Turpin reminded everyone about it.

**-Laundry Rooms:**

People need to be more considerate about removing their clothes in a timely manner so other waiting for machines are no having to remind residents to do so. Many do not even sign the logbook.

Jeff Hafer, President stated that there is a reason to sign the laundry log book. This way, a resident waiting to use the machine(s) can see who the last resident was and then knock on their door to remind them that they still have laundry in the machine.

**5. Questions/concerns and answers:**

A resident asked how an \$11 increase per month for maintenance can suffice if the board is talking about the roof repairs possibly costing anywhere upwards of \$700K and we only budgeted for approx \$460K. Margarete Perez, Treasurer stated that the reserve figures in the Reserve Schedule are based on a Reserve Study which was done approximately 5 years ago, before COVID. This is a mandatory study every condo has to do. According to info passed down to Margarete Perez from Jim Vaigneur our previous Secretary/Treasurer, we are due to do ours now before June of this year. These studies perform a cost analysis of structural integrity issues and inform the Association of all mandatory funding for these issues/items to make the building safe. Our monthly maint of \$391 a month is still based on the #'s from our last study. Based on our upcoming Reserve Study, it is anticipated that costs of most of our line items, especially roof replacement and painting/stucco/waterproofing will be significantly higher since costs all building materials and paint have skyrocketed since COVID and our projected costs for these reserve line items in our current budget do not reflect these increases. We can possibly anticipate a significant increase for the 2025 budget to cover the new projected costs from the upcoming study of these reserve line items.

6. **Adjournment:** motioned by Bob Valicenti, 2nd motion by Darlene Turpin, approved by Jeff Hafer. Meeting was adjourned at 7pm