

## MINUTES

### WATERFRONT CONDOMINIUM ASSOCIATION

#### Board of Directors Meeting

July 1<sup>st</sup> 2023

Newell Property Management – Remote Meeting

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#### PRESENT:

Directors - **J Morcowczynski**  
**D Lee**  
**A Moon**  
T Nash  
**R Tibbetts**  
**D Grant**  
**S Sanders**

#### Management-

Manager – Adoni Kokkinos  
NEWELL PROPERTY MANAGEMENT

The meeting was called to order at 1:05 pm by J Morcowczynski who declared the meeting properly noticed and a quorum of Directors present.

#### Minutes

There was a motion by R Tibbetts to waive the reading of the minutes and accept them as written, motions seconded by D Lee, motion passed unanimously.

#### **Officers Reports**

##### Presidents Report

J Morcowczynski gave a president's report, he highlighted that there has not been resolution regarding Writeway. The Insurance Adjuster is working on the secondary claim on 1 building as a template. Owners need to make copies of invoices, etc. to determine loss. The price for the breakdown of flooring needs to be by sq. ft. . Your contractor should know how to do this ex: \$ cost of floor cover by # sq ft.

The board will inform you when to submit the information and available to answer questions at that time.

There was a motion by D Grant seconded by R Tibbets to hire attorney Todd Allen to challenge the lien against the association, and expend up to \$5,000.000. The motion passed unanimously.

##### Treasurers Report

R Tibbets gave a report on the insurance funds received as well as a comparison to the expenditures. The association has a balance of \$594,000.00 remaining, which will remain for mitigation.

##### Insurance Update

A Moon gave a report on the insurance renewal, they will be forming an insurance committee. The flood insurance renewed under the new agent. In august the property policy will renew, the association is expecting an increase. A Moon indicated he was hoping for a 30% increase but believed it would be no more than 50%.

#### ARC Report

There was a motion by R Tibbets seconded D Grant to approve the new AC for 2166B, the motion passed unanimously.

#### Maintenance

S Sanders gave a report on the dock and overall maintenance. The association expects a barge within a couple of days and within a few weeks after that workers will be onsite to complete the project.

The floating fountain is working, the lights and timer and will be adjusted next week. There is still some soffit which will be repaired.

#### Landscaping

J Morcowczynski reviewed the report, he highlighted the replacement of the rocks. Ms. Tibbets read the report.

#### Lower Decks Wood

J Morcowczynski will be distributing a proposal to the board when received.

#### 2 Pods, Truck parking, garbage cans

1 Pod is expected to be removed, the other the association is still waiting on a date for

The board requested additional information regarding a request for a pickup truck, the board has not received further information from the owner. The board will continue to enforce the no pickup truck rule.

#### Owner Questions

The floor was opened to questions from owners. There was discussion regarding insurance claims, owners should gather but not submit information.

#### Next Board Meeting

The next board meeting is planned for the end of July.

#### Adjournment

There being no further business to discuss, there was a motion by R Tibbetts seconded by S Sanders the meeting was adjourned at 1:40 PM

Respectfully submitted by:  
NEWELL PROPERTY MANAGEMENT

Adoni Kokkinos