

Ritz Condominium Association

Board Meeting Agenda

The Agenda for the Board Meeting scheduled for August 23, 2008 at 10:00am in the Palm Room is as follows:

1. **Open Forum**
2. **Minutes – April 19, 2008 Board Meeting**
3. **Financials**
4. **CRDA Fascade Update**
5. **Pool Project Update**
6. **Building Corner Update**
7. **Pacific Ave. Stairtower Update**
8. **Sump Pump Controls**
9. **DCA 5 year Inspection**
10. **Ritz Pool Rules**
11. **Association and Owner Communication Formats (Mail, Fax, Email)**
12. **Mayoral Candidates Night 5/16/08**
13. **Wireless Internet 2nd Floor Lobby**
14. **Entertainment Committee Report**
 - **Sunday August 31, 2008 Pool Party 3:30PM to 7:30PM (Refreshments will be Served)**
 - **Flat Screen T.V's**
 - **Barbecue Grille**
 - **Palm Room Kitchen used refrigerator and dishwasher**
15. **Closed Session**

Ritz Condominium Association
August 23, 2008
Board of Director's Meeting
APPROVED

Board Members (Present):

Larry DeRose, President
Carol A. Hartman, Executive Vice President
Matthew Kadlubowski, Second Vice President
Richard Crimi, Treasurer
Gordon Pherribo, Secretary

Ritz Staff Members in Attendance:

Brian Smith, General Manager
Dona Hannah, Controller
Jamie Greco, Administrative Assistant

Notes:

- All attendees were required to sign in and received a copy of the Agenda; Meeting Minutes from April 19, 2008; Financial Reports for month ending July 31, 2008; and Financial Reports prepared by Capaldi Reynolds for quarter ending April 30, 2008. A copy of the sign-in sheet will be kept on file in the Condominium Office.
- The Ritz Condominium Association held it's scheduled August 23, 2008 Board of Trustees meeting in the *Palm Room*. Before the meeting was called to order Larry DeRose pointed out Fire Exits, thanked everyone for coming, and thanked Michael Reininger – Unit 1510 for providing piano entertainment prior to the meeting.
- Larry DeRose, President, called the meeting to order at 10:15. During the meeting, the following transpired:

• *Open Forum*

- M4 (Kaplan) concerned about having all of our funds in one bank except for 50K. Dona explained the big portion of the money is for the Construction Project. Brian then explained that a large portion of the funds would be spent in the near future. (For Pool and Building Corners)
- 1715 (Vozzi) commended all Ritz/US Security staff for all their hard work in getting the pool open. Explained that speed bumps are needed between the Ritz and Ascot Motel. Also concerned about the lighting in the back of the building and on the Boardwalk. Security needs to make sure the lights are continuously on in the back of the building and maybe we can do something right now about the lights on the Boardwalk until the city handles it.
- 902 (Robinson) asked why a resident in the building is being denied access to the pool facility when he has written documentation saying he can use it. Brian answered we will not discuss personal matters. It's our job to protect the interest of 330 owners in this pool and we abide by the State Health Laws of NJ.

- 1203 (Nobleza) wanted to know why potential tenants need a credit check if it's a family member. Larry explained that the credit check is in place and we cannot change that for one person.
 - 524 (Henderson) concerned because she did not hear the fire alarm on 8/22/08 between 8AM and 9AM. Brian told her that our maintenance staff will check the alarm on her floor. Bettyann Renken Unit 522 did hear the fire alarm.
 - 906 (Teresita Jaleco) concerned about her friends rug being stolen in Unit 210 during the construction of the pool. Larry explained to her that he will look into it.
 - 1021 (Mazza) very pleased with the building and are very happy to be new owners. Wants to know if they can be on the entertainment committee.
 - 1506 (Ciallella) wants to know who voted on the \$300.00 fee for lease processing. Commented on the window decoration on the ocean front windows on the Boardwalk. Brian explained that letters went out yesterday to non-compliant owners. Wanted to know why he cannot see the Pet Registered Owners in the building. Brian explained to him that there is private owner information that cannot be disclosed.
 - 602 (Chao) told the membership that he does have a registered dog in the building and what the building requires of owners with pets is private information.
 - 902 (Robinson) Pool Rules say access to the Pool only by FOB or Key Card. Wanted to know the procedure for visitors and guests. Explained that the lifeguard knows that when a person shows a yellow card they are authorized to be in the pool. Please let the Condo know who is coming to visit so the Front Desk is notified and passes can be issued.
 - 1207 (Savage) asked about the screws coming threw the pool ceiling. Larry explained that they have to be there due to hurricane wind uplift requirements for the roof.
 - 611 (Kessell) Complained about there not being enough chairs in the pool area. Larry let her know that we will be more chairs once next summer comes.
- ***Approval of Minutes:***
 - Motion to approve the April 19, 2008 Board Meeting Minutes:
 - Carol A. Hartman, Executive Vice President
 - Matthew Kadlubowski, Vice President
 - All in Favor- All Board Members Present
- ***Financial Reports:***
 - Dona Hannah, Controller reviewed the following:
 - Summary of Bank Balances and Accounts Receivable Balances as of 7/31/08
 - Monthly Operating Budget as of 7/31/08
 - 2004/2005 Assessment Budget as of 7/31/08

- 2007 Assessment Budget as of 7/31/08
- Capaldi Reynolds Financials Statements & Supplementary Information 2nd Quarter (April 30, 2008)
 - Balance Sheet as of 4/30/08
 - Statement of Changes in Unit Owner Equity as of 4/30/08
 - Statement of Revenue and Expenses as of 4/30/08
 - Statement of Cash Flows as of 4/30/08
 - Schedule of Operating Expenses as of 4/30/08
 - **Schedule of Other Income as of 4/30/08**
- ***CRDA Fascade Update***
 - Larry updated the membership that the Board had a meeting with CRDA a couple of weeks ago about the revised sketches for the Boardwalk Fascade. We should have the plans and agreements soon. We are looking for the work to start this fall.
- ***Pool Project Update***
 - Gordan updated the membership that the pool is open and costs came in under budget. We are now just waiting to close out contracts.
 - Bike Room Fee is \$36.00 for the year (August to July). A bike rack will be purchased for outside for those who do not want to pay the fee. It will be at your own risk.
 - Matthew Kadlubowski thanked the Bike Room Committee for all their hard work.
 - 1506 (Ciallella) asked if there were assigned spots in the bike room. Matt explained that we had to get the Bike Room reorganized but we had to get it open. There will be changes in the future.
- ***Building Corner Update***
 - Brian Smith, GM explained the progress with the Building Corners project. Work began with the Belmont / Pacific Corner. The work consists of removing the corner brick, cleaning of the steel corner column, and the forming and pouring of a reinforced concrete corner (replacing the brick.) The new concrete work is complete from the basement foundation wall up to the Mezzanine level. The plan now is to take the brick down from the 16th floor to the Mezzanine. The process of rebuilding the concrete corner will then go upward from the Mezzanine to the 16th floor.
- ***Pacific Ave. Stairtower Update***
 - Brian Smith let the membership know that the job has been completed.

- ***Sump Pump Controls Update***

- Brian Smith let the membership know that the job has been done and is working well.

- ***NJ Department of Community Affairs 5 year Inspection***

- Brian Smith explained that the DCA comes in every 5 years. It inspects all of our common areas and every apartment. We were reinspected in June and were 100% compliant.
- DCA Inspection also required our maintenance staff to be trained in lead paint abatement. They went to class and all passed. We received the coveted DCA green card in the mail so we are good for another 5 years.

- ***Ritz Pool Rules***

- Carol A. Hartman explained the Pool Rules will be an ongoing discussion. There are 4 different sets of Rules the Ritz has to comply with. NJ Hot Tub / Spa Rules, NJ Pool Rules, Ritz Pool Rules and Regulations, and the Ritz Rules and Regulations.
- Motion to take the various sections of the Ritz Pool Rules and make them part of the main Ritz Rules and Regulations.
 - Larry DeRose, President
 - Carol A. Hartman, Executive Vice President
 - All in Favor – All Board Members Present
- Babies in diapers are not allowed in the Main Pool. A kids pool provided is for them.
- Mark Fast (511) asked how old you have to be to go into the Hot Tub. Larry DeRose answered 18 years of age.

- ***Association and Owner Communication Formats (Mail, Fax, & Email)***

- Carol A. Hartman explained that Mail, Fax, & Email are acceptable forms of communications with our Association.
- Motion to approve Communication Formats (Mail, Fax, & Email)
 - Matthew Kadlubowski, Vice President
 - Gordon Pherribo, Secretary
 - All in Favor – All Board Members Present

- ***Mayoral Candidates Night 5/16/08***

- Matthew Kadlubowski thanked Brian, Larry, and Gordon for the long hours worked during the Pool Project.
 - Matthew Kadlubowski talked about the success of the Mayoral Candidates Night. It really put the Ritz in a positive light with the City and gave the Ritz opportunity to talk about the lighting and security issues in front of the building on the Boardwalk. Also have been working with the city and county in getting a historical certificate on the building.
 - Matthew Kadlubowski thanked everyone who participated in the Community Clean Up Day. The Ritz got press coverage and we will get a photograph from the Press in the weeks to come.
- ***Wireless Internet 2nd Floor Lobby***
 - Gordon Pherribo talked about the Wireless Internet installed for residents on the 2nd Floor. You can use it on the 2nd floor TV Lounge, and In the Palm Room. We will talk about getting it in the Pool Area in the future.
- ***Entertainment Committee Report***
 - Joann Appelbaum (1701) informed the membership about the Labor Day Pool Party on August 31, 2008. Refreshments and Food will be served.
 - Gordon Pherribo explained that the Entertainment Committee is working on getting a DVD player for dance and exercise classes. Also is working on getting a cabinet for games.
 - Gordon Pherribo explained that the BBQ Grill that was purchased for the outside Pool Deck only can be used for Condo Activities due to liability issues.
 - Matthew Kadlubowski informed the membership that a used Refrigerator and Dishwasher were purchased and installed in the Palm Room Kitchen.

Larry adjourned the meeting at 11:30AM