

*Ritz Condominium Association
Board Meeting Agenda
The Agenda for the Board Meeting scheduled for
April 19, 2008 at 10:00am in the Palm Room is as follows:*

1. **Open Forum**
2. **Minutes – January 19, 2008 Board Meeting**
3. **Financials**
4. **CRDA Fascade Update**
5. **Belmont Ave. Street End Beautification by Special Improvement District**
6. **Pool Project Update**
7. **Entertainment Committee**
 - Pool Table
 - Ping Pong Table
 - T.V.
8. **Bicycle Registration**
9. **Building Corner Update**
10. **Pacific Stairtower Sheetrock**
11. **Sump Pump Switch Upgrades**
12. **Atlantic City Candidates for Mayor**
13. **Property Revaluation**
14. **Additions to Facilities**
15. **Closed Session**

Ritz Condominium Association
April 19, 2008
Board of Director's Meeting
Approved Minutes

Board Members (Present):

Larry DeRose, President
Carol A. Hartman, Executive Vice President
Matthew Kadlubowski, Vice President
Richard Crimi, Treasurer
Gordon Pheribo, 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 receive a copy of the Agenda; Meeting Minutes from January 19, 2008; and Financial Reports for month ending March 31, 2008. A copy of the sign-in sheet will be kept on file in the Condominium Office.
- The Ritz Condominium Association held its scheduled April 19, 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 Mike Reininger – Unit 1510 for providing piano entertainment prior to the meeting.
- Larry DeRose, President, called the meeting to order at 10:06am. During the meeting, the following transpired:

• ***Open Forum***

- Gerry Gavin – Unit 1401 commended the maintenance staff for doing a wonderful job fixing the water damage in his unit.
- Gerry Gavin – Unit 1401 recommended having a bike room committee for the bike room.

• ***Approval of Minutes:***

- Motion to approve the January 19, 2008 Board Meeting Minutes:
 - ❑ Matthew Kadlubowski, Vice President
 - ❑ Carol A. Hartman, Executive 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 3/31/08
 - ❑ Monthly Operating Budget as of 3/31/08
 - ❑ 2004/2005 Assessment Budget as of 4/11/08
 - ❑ 2007 Assessment Budget as of 4/11/08

- ***CRDA Fascade Update***

- Brian Smith, GM explained to the membership that CRDA has hired an architect Lamme & Georgio. They have surveyed the front of the building 2 weeks ago. Design is in early stages. They will be coordinating a meeting with the Board and the storefront owners (TBA). Construction starting in the fall and expected to be completed by next spring.

- ***Belmont Ave Street End Beautification***

- Gordon Pherribo updated the membership on the progress of the Belmont Ave. street end. He has been working with the Special Improvement District for over a year. He and Brian had a meeting with John Blitzer and they have committed to completely landscape the street end with deco, stone, and plants at no cost to the Association. The work will probably be done in the fall.

- ***Pool Project Update***

- Brian Smith explained the progress with the pool project. Every Tuesday there is a construction meeting with T.N. Ward. We are pushing them to get done ASAP. A major part of the project is the asphalt and concrete replacement. The front part of the building will periodically be shut down for a few days while the work is in process. We ask for your patience.
- RenoSys to start with the pool lining etc. in June.
- Expected to open by the end of June if all goes as planned.

- ***Entertainment Committee***

- Larry DeRose thanked the committee (Joann Appelbaum, Gordon Pherribo, and Roselyn Pasquarella) for all their hard work.
- Gordon Pherribo pointed out our new Pool Table and Ping-Pong Table. He advised the members that there are rules in place for use of those amenities. The Entertainment Committee is also researching in getting TV's for a movie night,

superbowl, etc, and setting up line dancing classes. Unit 703 – Conner volunteered to help out with teaching those classes.

- Unit 1510 - Reininger suggested to the committee to have a community dinner party each month.

- ***Bike Room Registration***

- Matt Kadlubowski proposed establishing a bike room committee. Matt Kadlubowski; Chairman, Gerry Gavin, John Falcone, Joan Singer, and Mark Fast will serve.
- Unit 415 – Spina asked how many bike spaces each unit is allowed to have.
- Larry DeRose suggested the establishment of a \$50.00 registration fee for bikes. He explained the fee is being put in place so residents keep the bike number at a minimum. It was common in the past for derelict bikes to be left in there just taking up valuable space.

- ***Building Corner Update***

- Larry DeRose gave an update on the project and informed the membership that there is more damage than expected. There are aluminum covers on the corners now that cover cracks. Our Engineer is currently working on the problems and a solution.

- ***Pacific Stairtower Sheetrock***

- Brian Smith informed the membership that the Pacific Ave. stair tower was cited by the DCA due to deteriorated plaster surfaces. The long-term solution in dealing with these old surfaces is to laminate sheetrock directly over the plaster. 3 bids were obtained for this work the low bid being Dave Carr \$26,000 including painting.
- Motion to approve work to be done by Dave Carr @ \$26,000 including painting.
 - Larry DeRose, President
 - Matthew Kadlubowski, Vice President
 - All in Favor – All Board Members Present

- ***Sump Pump Switch Upgrade***

- The controls and floats for the 2 major Sump Pumps in the basement are old and beginning to cause problems. Brian has consulted with Joe Schiavo mechanical contractor regarding the design and replacement of the floats and associated controls for the pumps. This is a very necessary project and Joe has submitted a proposal for \$3,600 (for the 2) to design and install this upgrade.

- Motion to approve work to be done by Joe Schiavo @ \$3,600

- o Larry DeRose, President
- o Carol A. Hartman, Executive Vice President
- o All in Favor – All Board Members Present

- ***Atlantic City Candidates for Mayor***

- Carol A. Hartman informed the membership that the Board is planning on inviting all the mayoral candidates to the Ritz for a meet and greet. They are trying to have this affair on a Friday night and all residents are welcome. Once they have more information flyers will be put in the elevators and in the mailroom.

- ***Property Revaluation***

- Larry DeRose explained to the membership the letter they received from Brian Smith, GM re: Tax Appeal. Norman Zlotnick Esq. is willing to represent owners from the Ritz. So far there are about 30 people already signed up.
- Nancy Steel from Steels Fudge wanted to know why store owners were not included. Brian will call Norman to get more details.
- Cora Gumban – Unit 333 wanted to know why we couldn't have one attorney represent the whole building. Answer: Every owner in the building might not want to appeal.
- Carol A. Hartman addressed that there is 15% sway in the fair market value either higher or lower. Example: A Unit with a fair market value of \$150,000 could be valued (for tax purposes) between \$127,000 and \$172,000 and not be subject to any adjustment in the appeal process.
- Teresita Jaleco – Unit 906 told the membership that she has appealed in the past and it has proven worthwhile to get an attorney.

- ***Additions to Facilities***

- Matt Kadlubowski reported that the new treadmill has been added to the gym. Explained to please respect the time limit and to clean off all equipment after use. Also 2 new carts were purchased for the lobby.

Larry DeRose adjourned the meeting @ 10:57AM