

## **Ritz Condominium Association**

### **Board Meeting Agenda**

**The Agenda for the Board Meeting scheduled for July 18, 2009 at 10:00am in the Palm Room is as follows:**

**1. Open Forum**

**2. Minutes – April 18, 2009 Board Meeting**

**3. Financials**

**4. NJ CRDA Fascade Agreement and Resolution**

**5. Managers Report**

- Belmont / Pacific corner completion
- Collection for Phase 2 Exterior Repairs have began (June 2009)
- Health Club baths project will commence this fall / winter when we can utilize Ritz staff and get more work done within our Budget
- Electric marketer / Gas marketer = Cost Savings
- Parking at capacity (100 spots / Waiting List / Change in Management Belmont Lot)
- Bike Room at capacity (60 spots / Waiting List / Registration Renewal due August 1, 2009)
- #4 Elevator decommissioning
- Common Area Cooling Tower Repairs
- Belmont Street End (Special Improvement District)
- Ritz Historical Plaque (Special Improvement District)
- Palm Room Repairs
- Community Clean Up Day 7/5/09

**6. Entertainment Committee Report**

**7. Closed Session**

Ritz Condominium Association  
**July 18, 2009**  
**Board of Director's Meeting**  
UNAPPROVED

**Board Members (Present):**

Carol A. Hartman  
Gordon Pherribo, Executive Vice President  
Steve Appelbaum, Second Vice President  
Richard Crimi, Treasurer  
Vu Con, 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 18, 2009; Financial Reports for month ending June 30, 2009; and Financial Reports prepared by Capaldi Reynolds for quarter ending April 30, 2009. A copy of the sign-in sheet will be kept on file in the Condominium Office.
- The Ritz Condominium Association held it's scheduled July 18, 2009 Board of Trustees meeting in the *Palm Room*. Before the meeting was called to order Carol A. Hartman pointed out Fire Exits. Carol A. Hartman, President, called the meeting to order at 10:03. During the meeting, the following transpired:
- Thanked Bettyann Renken for her letter to the Board requesting an American Flag in the Lobby. The Board will place an American Flag, pole, and base as well as an accompanying Ritz Flag and pole in the Lobby area.

- **Open Forum**

- 1402 (Singer) questioned the city noise ordinance policy for motorcycles. Gordon answered any disturbance by a motorist must go through the City of Atlantic City.
- 1402 (Singer) inquired about the Internet connection occasionally not working. Comcast was subsequently called on Monday 7/20/09. They checked connection and found no problems.
- 1506 (Ciallella) asked if the pool chairs were cleaned. Brian answered the pool chairs were power washed but that body oils were a continuing problem.
- 1415 (Bieber) indicated he was not happy with the Summer Pool hours with the pool opening at 11AM. He indicated he wanted a 9AM opening time and asked the Board to reconsider. Brian explained that the 11AM Summer opening was based on several factors including:
  1. Mainly for safety reasons to not have an unguarded period when security cannot properly monitor and patrol the pool due to their typical Summer morning workload.
  2. Little or No demand for pre 11AM swimming.
  3. The preferred time of 11AM to 7PM to utilize the 8hr “guarded” shift.
  4. Testing and Cleaning.
  5. Not wanting 3 different daily sessions with 3 separate sets of rules and regulations (i.e.) unguarded, guarded, adults only
    - 906 (Pinto) questioned why only children 3 years of age and older are permitted in the adult pool. Brian answered kids that young can still have accidents due to the temperature of the water whether they are toilet trained or not. Rules were made for the health and safety of residents after consulting with pool experts. There is a kid’s pool available.
    - 626 (DeRose) questioned how the lifeguard would know kids ages. Brian answered we rely on honesty.
    - 1709 (Harris) informed the Board to make sure all lifeguards know about kids pool.
    - 304 (Montoto) asked when the apartment doors would be finished getting painted. Brian answered in the near future.

- 1506 (Ciallella) asked if a sign can be placed in elevators about “Not leaving children unattended”.
  
- **Approval of Minutes:**
  - Motion to approve the April 18, 2009 Board Meeting Minutes:
    - ❑ Gordon Pherribo, Executive Vice President
    - ❑ Steve Appelbaum, 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 6/30/09
    - ❑ Monthly Operating Budget as of 6/30/09
    - ❑ 2004/2005 Assessment Budget as of 6/30/09
    - ❑ 2007 Assessment Budget as of 6/30/09
  
  - Capaldi Reynolds Financials Statements & Supplementary Information 3<sup>rd</sup> Quarter (April 30, 2009)
    - ❑ Balance Sheet as of 4/30/09
    - ❑ Statement of Changes in Unit Owner Equity as of 4/30/09
    - ❑ Statement of Revenue and Expenses as of 4/30/09
    - ❑ Statement of Cash Flows as of 4/30/09
    - ❑ Schedule of Operating Expenses as of 4/30/09
    - ❑ Schedule of Other Income as of 4/30/09
  
- **NJ CRDA Fascade Agreement and Resolution**
  - Steve Appelbaum thanked the current Board Members and Larry DeRose for all their work on the CRDA project that actually started 3 to 4 years ago. He reaffirmed this as being a “Major Accomplishment for the Ritz” and we are finally at the agreement stage of this \$2,000,000 project that will be entirely funded by CRDA. CRDA construction bids should go out by early August and Construction started this fall.
  
  - Carol A. Hartman reiterated all the work that has taken place to bring us to this point announcing that we have reached a “Milestone” and have an agreement “in hand”.

- Brian Smith revisited the many meetings attended by the Board and Management with CRDA officials, architects, engineers, lawyers, and others during this long process. He went on to say we were almost at an impasse with the CRDA legal counsel but recent attendance at numerous CRDA Board meetings and workshops by Ritz Board and management worked out an agreement to our satisfaction. Brian then read the Resolution (2009 –2) for Board Approval.
  
- Resolution 2009-2 6/05/09  
NJ CRDA Facade Improvements

Whereas the Ritz Condominium Association has been selected by the NJ CRDA to participate in the NJ CRDA Atlantic City Non Casino Facade Revitalization program and The Ritz Condominium Association through its Board of Directors has authorized participation in the program.

Whereas the NJ CRDA will entirely fund (approx \$2,000,000) a new façade design and façade construction that will give the Ritz an entirely new 1<sup>st</sup> floor front facade across the entire Boardwalk store frontage and storefront returns on Iowa and Belmont Aves.

Whereas the Ritz Condominium Association is required to execute a comprehensive agreement with the CRDA that contains numerous clauses including that The Ritz guarantee the maintenance of the improvements for 10 years. This maintenance guarantee will require that The Ritz carry certain levels of insurance, create a \$50,000 interest bearing maintenance escrow account, and be subject to a conditional loan obligation that would only come into play if the Ritz blatantly failed to maintain the new Façade improvements over the next 10 years. The Ritz will move \$50,000 from the capital improvement account to establish the maintenance escrow account. The Ritz by its own covenants is required to maintain the building exterior. The Board does not see the maintenance guarantee as a liability or impediment to participating in the project and guaranteeing that the improvements will be maintained.

Whereas the Ritz Condominium Board of Directors has done extensive planning and research into this project including consulting with CRDA, CRDA's architect, The Ritz Attorney, and The Ritz Insurance Agency, and has determined that the Facade Improvements are a win win situation for the Ritz and they embrace the project.

Whereas the Board has reported the status of the CRDA project to the membership by frequent presentations at its meetings over the past 2 years and the membership has been enthusiastic about the project.

Whereas the NJ CRDA Facade project is a unique opportunity and presents no major cost expenditures to the Association and given the fact that the Association would otherwise be faced with the high costs of refurbishing the existing old facade in the near future due to its condition and age, the Board sees

it prudent and within their authority as determined by legal counsel to enter into agreement with the CRDA to construct the new façade. The Board is responsible for the on going maintenance and up keep of the building exterior so the upkeep of the new façade improvements represents no change in the Boards scope of responsibilities.

Based upon above, the Board votes to enter into the Façade Agreement with CRDA to effect the construction of the Facade Improvements this fall 2009.

- Motion to approve and execute the Fascade agreement with CRDA:
  - Motion Gordon Pherribo, Executive Vice President
  - Second Steve Appelbaum, Vice President
  - Vote – Carol A. Hartman (yes), Gordon Pherribo (Yes), Steve Appelbaum (yes), Richard Crimi (yes), Vu Con (yes)
  
- Plans are in the office for review.
  - 1506 (Ciallella) asked the Board if they can send letters to Boardwalk Front owners with illegal window décor.
  
- **Managers Report**
  - Belmont / Pacific Corner Complete. Atlantic City Building Dept inspected last week. The construction tower was left in place to serve as the platform to start Phase 2 work in March / April.
  - Condo Fee increase of 14% was implemented June 1<sup>st</sup> to fund Phase 2 (Exterior Building Repairs).
  - Health Club Project budgeted for \$35,000. Work will commence this fall / winter 2009 by Ritz staff in order to save money over the cost of using all outside contractors.
  - We have signed on with energy marketers that should result in \$30,000 in Gas savings over the last year and \$50,000 savings in Electric over the past year.
  - Parking is at capacity 100 spots. There is now a waiting list. Belmont Lot is not used by the Trop due to Trop bankruptcy. No change in contract with the Ritz.
  - Bike Room is at capacity 60 spots with a waiting list in effect. Renewal fee of \$36.00 is due by August 1<sup>st</sup> 2009. Bikes will be taken out if they are not renewed and the space will be given to residents on the waiting list.

- #4 Elevator has been decommissioned as required by code. Cost us \$8000.00 to secure. It would have cost \$250,000 to repair.
- Common Area Air Conditioning Cooling Tower cost \$3,500 to repair.
- Belmont Street End Landscaping and Hardscaping project complete by Special Improvement District with no cost to the Ritz. Thanks Gordon!
- Ritz Historical Plaque on display in Lobby. It will be placed on the front of the building near the Boardwalk Entrance as part of the Fascade project. Special thanks to Matt Kadlubowski for starting project.
- Palm Room Ceiling Repairs should be done before the end of the summer.
- Gordon thanked all volunteers for participating in the 5<sup>th</sup> Annual Community Clean Up Day.
- Entertainment Committee will be starting up DVD Library program. Members can donate DVD's and leave them at the Front Desk or Condo Office.
- 203 (Warman) suggested to the Board to make more shelves for the Library books.
- 203 (Warman) & 1709 (Harris) volunteered to be our librarians.
- Entertainment Committee expressed thanks to all who helped with the July 4<sup>th</sup> party including residents, volunteers, Ritz staff, Frank Hart for the pictures and Ed O'Donnell for the Ice Cream. Thanks to all who attended.

**Carol A. Hartman adjourned the meeting 11:05AM**

**The next scheduled Meeting will be on October 24, 2009 @ 1pm (Budget Meeting)**