

MINUTES

The Tides Condominium Association Semi Annual Meeting Sunday, April 27, 2025 1:00 pm

Call to Order - President, Bill Grabowski
1:00pm, April 27, 2025

Proof of Notice of Meeting - President, Bill Grabowski
Notice of meeting was emailed to all owners at the address of record. Notice was also posted at The Tides.

Dan Sheehy Board Secretary proceeded with the roll call. 16 were present in the lobby and 12 on Zoom.

I hereby request that Rene van Dorp to Chair the open board meeting for the Board - President, Bill Grabowski.

I hereby accept the request from the President to Chair the open board meeting – Treasurer, Rene van Dorp

Minutes

Disposal of unapproved minutes - Treasurer, Rene van Dorp
Rene van Dorp: “May I have motion to approve to approve the minutes of the February 13, 2025 open board meeting”. Bill Grabowski: “So Moved”. Rene van Dorp: “May I have a second”. Maria Sammartinio: “Second”. Rene van Dorp: “Discussion of the Motion”. Rene van Dorp: “Hearing no Discussion, I request for unanimous consent of the motion. Rene van Dorp: “Hearing no objections, the motion pass by unanimous consent.

Rene asked for a motion to approve the minutes of the October 13, 2024 Association meeting”. Bill made the motion and Maria seconded. The motion passed by unanimous consent.

Reports of Officers

President – Bill Grabowski

Thank you to Bob Egler for generously offering his time and support when needed. I want to express my appreciation to the staff for their dedicated work and effective coordination.

I also would like to express my gratitude to the owners for their insightful input and meaningful contributions.

The board has met every week in closed board meetings on Thursday from 4:30pm to 7:00pm and a number of motions have been passed and discussed during these closed board meeting. These motions will be voted on after the Reports of the Officers. Main issues that the board has dealt with prior to this open board meeting are:

1. Paula Koiro has been hired as Assistant Office Manager. Paula is working next to Eileen to manage office issues. We are pleased that we now have coverage of the office during the entire week. This has been instrumental for all the projects that have or are being conducted. Also, by Paula being on board and learning the ropes of the job now, the Board hopes to have a smooth transition from Off-Season to On-Season. Please welcome Paula Koiro as a member of the Tides Staff.

2. The Board has worked with OPMC to hire FWH to perform the reserve study and structural integrity study. An inspection took place February 5-th. The Structural Integrity report was received and was shared with all the Tides Association Owners. Currently it is assessed that deficiencies identified in the report can be addressed after the summer 2025 Season. That said, as required by NJ Law they will be addressed. We will be consulting with FWH on some matters in the report and request some amendments. It is not clear if those can be granted.

3. No reserve study report has been received yet. The Board reached out to FWH when it can be expected. The Board hoped to have been able to share it, prior to this meeting. Unfortunately, that is not the case.

4. As you are aware, the Board continues to deal with the elevator maintenance and inspection Issues. Lerch Bates was hired to obtain five Bids for the Elevator

Modernization project. Since the last meeting, a board in the Elevator failed, likely due to water intrusion in the elevator shaft due to Power Washing. Indeed an unfortunate event. A shout-out to Maria and James who through their contacts and past experience with Elevator problems were able to get the Elevator repaired before the Easter weekend. More to follow in the officer report by Maria and James. The 20,000BTU AC Unit in the Elevator room has been installed since last week. Aces was contracted for the AC install and Buck's Electrical for adding an electrical line for that AC unit and the Oil Cooler.

5. The Power washing of the interior is near to completion. The power washer was admitted to the Hospital due to a blood clot in his leg and remains in the hospital. Indeed a very unfortunate event. At this point, the exterior power washing of the building will be postponed and likely an alternate company will be sourced. The Board is considering recovering the funds for the Elevator repair from the Power washing company. That said, the Board also would like to be good Samaritans and take the health of the Power-washer into account. No decision has been made yet to this effect.

6. The Pool plastering will commence on April 28th (tomorrow) and will finish on May 2nd. The Board selected JV Pools to conduct the work.

7. The electrical conduits in the garage have been replaced and repaired.

8. All but one of the hangers of a drainage line in the garage have been repaired

9. A leak was observed from Unit 206, which stopped after water was turned off. After turning the water back the leak did not reappear. Budd's plumbing was contracted to identify the leaks source, but was not able to locate it. No repairs are planned at this time.

10. Andrea has been hired again as the commercial cleaner for the building

11. Ron and JT are currently the only facilities personnel. Ron had surgery and is not back on a full schedule yet. We hope he will be able to in the near future.

12. The Board is considering hiring a Facilities Head for one day a week during the on-season and off-season to manage the various projects. No progress has been made in this regard.

Vice President – Maria Sammartino

1. The Board had to pay another approximately \$6000 bill for a TKE maintenance call to repair the Board prior to Easter. The Board approved overtime rates for the install to occur on Good Friday.

2. I served as a liaison between TKE and Norman to get the board installed and thankfully the water intrusion only damaged the Board and the remainder on the top of the cab, electrical motor etc. was not damaged.

3. The Board engaged Lerch Bates to obtain five bids for the Elevator Modernization. James will give an update.

4. If approved by the Association the Tides Elevator Modernization second phase will start in the Fall of 2025 after the October meeting.

This completes my report.

Assistant Secretaries Report – James McVea

1. I have taken the lead in comparing the five Elevator Modernization proposal. They range in price with contingencies from \$331,000 to \$490,000. We have not selected a contractor yet, but will be working with Lerch Bates to evaluate all five proposals in detail. TKE was one of the proposers and came in at \$334,000, but did not provide a cost for drilling a new well if needed.

2. The Platinum Plus contract with TKE is not an option anymore. That means we will have to pay overtime during the weekend when the elevator breaks down during the rental season as we did in the past.

3. I have also taken upon myself to go through all the policies and procedures of the Tides that are on record as most have not been revised for 14 years. Also, there are policies we need to have from an operational and legal standpoint. In addition, I plan to update the format of existing documents as well as any new information. At the moment there are 12 policies and procedures in process, 5 revisions, 4 brand new ones and 3 somewhat new (uses language in the rental leases). The board is close to finalizing these documents. When completed, we will add them to the owner's section on the website.

Treasurer – Rene van Dorp

1. Rene contacted OPMC to see if folks are paying their surcharges on time. It appears to be working well, with some minor hick-ups.

2. Please see the handout provided in terms of 2025 budget spent until this time and the budget remaining for 2025.

3. Please see the Table above regarding expenses of particular items from the Reserve account and the Operating account until now. The total amount of these expenses amount to approximately 100K. The Board did not want to spend the entire Reserve Account, which was the main reason for Special Assessment 1. This was also done since a reserve account balance is expected following the reserve study. Hence, even had we used existing funds in the reserve account, we would have had a larger Special Assessment later as a result of the NJ Law to maintain a certain balance in the Reserve Account.

4. We the Board will be voting later on a Special Assessment in up to the amount of \$400k for the Elevator Modernization project.

5. We have increased hourly rates for Andrea. Andrea was not included in the earlier increase of hourly rates and had expressed displeasure about that. Andrea is important as maintenance staff for the Tides.

6. Time sheets are now being recorded in a payroll spreadsheet to monitor payroll cost over the 2025 budget year. We are within budget.

This completes my report.

Secretary Report – Dan Sheehy

1. I have been in charge on preparing agenda for the closed board meetings.

2. Fire Inspection – Fire Extinguishers inspection will take place. Please make sure you pay the fire inspection on time with Cape May County as well as the Mercantile Licenses.

3. The same cleaning companies as last year will be asked to return. The companies are Beachy Clean, Star Cleaning and Victoria Cleaning. Please make sure you have selected a contractor and notified the Tides Office about this selection.

4. Updated no smoking have been installed around the Tides.

5. The fence separating the Tides in the Garage from the Carney's etc. is being used by neighbors to hang bikes etc. The Board has contact them to have them removed from the fence.

6. Storage bins have been inspected and three additional ones have been purchased. Be on the lookout for the invoices for the storage bins.

7. Ordering of updated quieter luggage carts are being investigated. Objective is to have air inflated wheels that do not make any streaks.

8. Much has already been said about power washing the Tides Interior and Exterior. Due to illness of the power-washing the project has been halted and postponed for completion and will continue after the summer 2025 Season. We plan on the interior power washing to be completed.

This completes my report.

Old Business – BOARD VOTE ONLY

Motion 1: Surcharge Policy

Rene asked for a motion to approve to replace hydraulic oil in the elevator by TKE and install an Oil Cooler at the amount of \$25,772.16. Bill made the motion and Maria seconded. Motion was passed.

Motion 2:

Rene asked for a motion to install air conditioning unit in the elevator room to be installed by ACEs Mechanical in the amount of \$7818, as well as have Bucks Electric to install the proper wiring (amount estimated less than \$1000). Dan made the motion which was seconded by James. The motion passed by unanimous consent.

Motion 3:

Rene asked for a motion to have central Jersey Gutters and Power Washing interior of the building to include the common area, vertical interior walls and walkways and stairways at the amount of \$6400 + tax. Dan made the motion and James seconded. The motion passed by unanimous consent.

Motion 4:

Rene asked for a motion to have Central Jersey Gutters Power Washing the exterior of the building to include the common area, vertical interior walls and walkways and stairways at the amount of \$5000 + tax. Dan made the motion and James seconded. The motion passed by unanimous consent.

Motion 5:

Rene asked for a motion to have the Elevator repaired prior to the Easter Weekend including overtime rates. Dan made the motion and James seconded. The motion passed by unanimous consent.

Motion 6:

Rene asked for a motion to approve the Alternative Dispute Resolution Policy. Dan made the motion and Maria seconded. The motion passed by unanimous consent.

Motion 7:

Rene asked for a motion to approve the revision to the Official Communication Policy. Dan made the motion and Bill seconded. The motion passed by unanimous consent.

Motion 8:

Rene asked for a motion to approve Special Assessment 1 at \$100K to provide sufficient funds to replenish the reserve account prior to the Summer 2025 Season. Dan made the motion and James seconded. The motion passed by unanimous consent.

Motion 9:

Rene asked for a motion to approve Special Assessment 2 up to \$400K for completion prior of the Elevator Modernization Project after the Summer 2025 Season. Dan made the motion and James seconded. The motion passed by unanimous consent.

New Business

Official Correspondence

- The official correspondence received on April 19th ,2025 has in part been responded to via an e-mail send on March 20th, 2025.
- The Board appreciates the detailed evaluation of the Structural Integrity Report in that e-mail dated March 19th, which is helpful to the Board.
- At this time no projects have been planned before the Summer 2025 season to address deficiencies identified in the Structural Integrity Report.
- As required by NJ Law deficiencies identified in the Structural Integrity Report will need to be fixed for obvious liability reasons.
- The Board has requested OPMC to suggest proposals to repair the deficiencies in that report.
- The Board hopes to start addressing those deficiencies after the Summer 2025 Season, possibly after the October General Meeting.

Motion 7: Public Comment

Rene called for a motion to open for Public Comment. Bill made the motion and Maria Sammartino Board VP seconded the motion.

Sue, unit 414 asked if the \$76k (shown in the SPECIAL PROJECTS AND EXPENSES BEFORE SUMMER 2025 SEASON table) will be taken from the reserve and the special assessment is to replenish the reserve. Rene, Tides Board Treasurer confirmed the existing payments will be paid from the existing reserve account and the remaining balance and the special assessment funds will go into the reserve account. Helen, unit 314 asked for clarification on the reserve account as she noticed \$12,497 had been transferred from the operating budget in the first quarter of the year to the reserve account with \$50k estimated for the total year. He explained the Board did that in anticipation of the reserve study that will come out in the future. NJ law will require the Tides to hold a certain balance in our reserve account and that balance could be an incredibly large amount. Sue, unit 401 said that she has heard many people lobbying the assembly to make changes to the law. Jim Yost of OPMC explained the pending amendment to the law is only going to reduce the association contribution to 85% which is not a major change.

Chris, unit 502 commented that we are not really contributing \$150k to reserves, since \$76k is in process of being spent. Rene explained that we had \$90k in reserve when we did this calculation. We would be spending \$76k of existing reserve, leaving \$24k and now we are replenishing that reserve account with special assessment of \$100k resulting with \$124k prior to other expenses. Owners are also contributing \$50k over the entire year from our HOA fees. Chris, 502 stated that some of the money should not come out of reserves but the operating account. He was not concerned about which account, he was more concerned that the money will be spent wisely on the elevator repairs. Rene explained that many of these items were unforeseen expenses. The oil cooler & the AC/heat pump will come out of reserve account and those items that are foreseen are being taken out of the operating account. He also said where these funds are coming from is not a decision ultimately on his part.

Steve Saporta, unit 308 asked if the reserve study includes the value of the building including the value of all the units or just the common areas? Michael, unit 312 explained he is a lawyer representing condo associations and that the structural integrity and the reserve study part are hot topics. The reserve study is not about the value of the building, but the cost of replacement parts such as the pool, elevator, roof, etc. combined. The structural integrity is enforced by the city. The reserve study has no enforcing mechanisms at this time. NJ is the second state to adopt these regulations requiring associations to be proactive in repairs by having the necessary funds available. Jim Yost of OPMC explained the reserve study identifies all assets the association will have to replace. The law is designed to make older buildings safer. He said the Tides is on the right track, you have a good board that is working in the right direction, you have an elevator consultant to help spend your money wisely.

Rene further stated that we hired an elevator consultant to survey of the entire elevator because we are not experts. The life of an elevator with proper maintenance is about 20-30 years. The jack, which contains the hydraulic piston, is a safety concern and the elevator consultant told the Board it needs to be replaced. The other safety issue is the oil no longer has any viscosity due to over-heating and has to be replaced. In fact, it is now code to have an AC unit in addition to an oil cooler. What the Tides is doing now is a first part of the modernization project that could be done before the summer to increase reliability. Bob, unit 202 explained there was so much corrosion in the elevator shaft that there are multiple systems ready to fail. The Tides needs to replace the hoist way doors which have been 90% of our problems. He noted the AC unit is in fact a heat pump so it will reduce the heating costs in the winter.

Erin, 312 stated the plan for modernization feels piecemeal and potentially wasting money on items to be replaced again in the fall. Rene explained that the Board did what it could prior to the summer season which was to add an oil cooler and replace the oil. Unfortunately, it will have to be replaced again as part of the new jack installation. Erin explained a prior board did not install an AC because it required an upgrade of the electrical system and there was no room in the elevator room. Bob advised he personally moved electronics away to make room for the unit and the Board hired an electrician for additional power.

Erin wanted to discuss a possible misunderstanding as to what the board can do for special assessments and improvements over a certain amount of money. She referenced the By-Laws paragraph 4: "Whenever in the judgement of the board the common elements requiring improvements costing in excess of \$10k said improvements shall only be made only if they have an approval of the majority of votes of the members at a meeting where there is a quorum is present". Rene pointed out that it states improvements and some of the items the board is dealing with is deferred maintenance which the board can approve. It is the Boards responsibility to maintain the common elements and the board has a fiduciary responsibility to make sure everything is operational for the summer. However, it was noted the Master Deed requires any special assessment to be voted on. There was some discussion about the ability of the board to have the association vote for special assessments via zoom. It was determined that a vote can indeed can take place via a roll call vote and the board agreed to have a zoom vote when the elevator contractor has been selected. Only elections for board members have to be anonymous.

Michael, unit 302 pointed out that the \$10k figure in the by-laws equates to \$41k now. He suggested In the October meeting the board can discuss having a higher dollar cutoff and not be handicapped with an outdated amount. Rene said the board will consider revising the by-laws, possibly as a 2026 project.

Helen, unit 314 reported that the Structural Integrity reports have some mistakes and asked if these will be addressed with FWH and the report updated. Two major ones that were discussed are whether the 5th floor had balconies, and the fact that none of the columns were removed or replaced, but were reinforced. The board will address this with FWH.

Barbara, unit 506 asked why do we not have enough money and will the association fees be raised again in the near future? How high will the association fees go up? She mentioned that payroll has gone up and increased significantly. Jim Yost OPMC explained that since 2019 we have seen significant increases in payroll. Operating expenses and insurance rates have now stabilized, but utilities /service providers expenses are unknown. Across OPMC's associations, the average HOA is over \$700 per month, that is an increase of 55% over 5 years. Jim McVea unit 405 Assistant Board Secretary, confirmed with Michael 302 that the reserve study mandated replenishment costs either is inserted into the HOA fees or it can be a lump sum to increase the reserve account. Therefore, Tides HOAs will likely increase due this NJ law. Jim Yost OPMC noted that Boards are pushing back on the engineering firms regarding the reserve study because the upfront costs are so high. Engineering firms are being flexible so long as they concentrate on keeping the building and occupants safe.

Barbara, unit 506 asked if we still track rental weeks year over year and noted If there are less rentals there is less surcharge money for the budget. She asked if there a way to increase rentals or possibly the board can reconsider the increased the rental fees for next year. A discussion ensued about the economy and number of units and number of beds renting in 2025. Rene stated that there is one unit more renting this year than last year. Danielle 301 reminded that renting owners can charge whatever price they want.

Michael, unit 312 stated he wished to be on a rental committee. Rene asked all those interested to email the board about being on a rental or beautification committee. It was explained the committee will have no authority and will only make recommendations to the board.

Jim Nichols, unit 404 asked if the power washer would pay for elevator board that they damaged? Rene answered that we did not think it wise to start having that discussion about repairs to the elevator because we wanted the exterior power washing to still happen. The board will try to re-coup those elevator repair funds due to water damage, we already paid.

A question was asked if some owners still owe surcharge for 2024 rentals. Rene answered there is nothing outstanding from 2024. He further reminded everyone that it is every owner's responsibility to provide the board with an out of season lease for each particular week, rentals must be for 7 days or more, are required to pay a 11.25% surcharge fee as well as notifying the office of the occupancy due to the fire inspection rules. He thanked the owners who are notifying when renting and said we hope to be able to help with the off-season rentals.

Bob, unit 202 informed all that new recycling ordinance only allows Tides to use six 96-gallon cans. He said we should purchase the cans ASAP to prepare for the new ordinance.

Barbara, unit 506 asked for more information on Policy and Provisions revisions

Jim McVea unit 405, said that there are a total of 12 in process, and the Board passed 2 of them during the meeting. All policies will be posted once they are approved.

Rene asked for a motion to close the public comment section. Dan made the motion, Jim seconded. Rene closed the public comment section

Motion 9: Adjournment

Rene asked for a motion to adjourn this meeting. Bill made the motion and Maria seconded. Rene requested for unanimous consent of the motion. Hearing no objections, the motion passed by unanimous consent and the open board meeting was adjourned.