MEETING MINUTES
The Tides Condominium Open Board Meeting
Wednesday, June 18, 2025, 7:00 pm

Call to Order - President, Bill Grabowski, 7:05pm, June 18, 2025

Minutes – a motion was made and approved to accept the draft minutes until the October Association meeting where they will be put up for a vote by the entire Tides Association. A second motion was made and approved for the draft minutes of the June 4th, 2025 Special Assessment meeting.

Reports of Officers:

President – Bill Grabowski -

1. The Board has worked with FWH to finalize the reserve study. Prior to finalizing the Reserve Study, Rene worked with Chris Redilico to go over the first draft of the reserve study. After three drafts, the Board approved the third one as the final.
2. A Special Meeting was held for a vote by the Association for the Special Assessment of the Elevator Project. The Special Assessment was unanimously approved by those who were present at the meeting or who had provided directed proxies.
3. The Board has signed an engagement letter with Karim G. Kasper to perform a legal review of the elevator modernization contract provided by Schindler. Karim G. Kasper is familiar with the standardized contract format used by Schindler. Karim G. Kasper was recommended by OPMC.
4. Through James' effort the Tidings Newsletter has been reinstated. A June Newsletter was sent out detailing accomplishments and improvements to the Tides achieved thus far.
5. As you know the power washer was admitted to the Hospital due to a blood clot is in his leg and remains in the hospital. Indeed a very unfortunate event. Dan has tried to reach out to the Power washer.
6. The Board has approved the hiring of a **Facilities Head** for five days a week for three hours. His name is Thomas Gindville with nickname "Terk". Maria will provide a more detail report. {Editor's note - he declined}
7. The Board has approved the hiring of Bill Lippman (Lerch Bates) to oversee the elevator contract over its completion.
8. A leak in the drain pipe near Unit 212 was observed. That drain pipe serves six unit and is encased in one of the columns that was not reinforced. The Board has hired Carrot Top to remove the encasing, cut a hole in the ceiling at $5000 and repair it after Buds has repaired the drain pipe. Budds was hired at the amount of $2664.29. The column casing has been removed and the ceiling has been opened and the leak has been observed visually. The repair should happen this week.
9. A renter damaged the Garage door at Decatur Street. Spica steel had to be called at and repaired the door at the amount of $319.48. The owners who rented have been contacted and the Board is attempting to recover these funds from the renters or owners.

10. Tony Deutsch made several visits to the Tides, to fix the security system and cameras and also has worked on some internet issues due to bad connections as different spots at the Tides. An internet extender /router has been replaced.

Vice President – Maria Sammartino

1. Pursuing the purchase of a new bench, where formally the concrete bench (that broke).
2. Pursuing replacement of the blinds in the Tides Office. The Board has engaged DeSatnick Windows and Fashions to quote for their replacement and installation.
3. The Tides Board has interviewed Thomas Gindville as a Facility Manager.

Assistant Secretaries Report – James McVea

1. Lead in engaging with Schindler to get the Elevator Modernization contract in place.
2. Consulted with Jim Yost about a lawyer to review the contract and Karim G. Kasper was selected as per OPMC's recommendation
3. Took the lead on developing a June 2025 Tidings newsletter which was sent out. This is not to become a monthly event, but at occasion will be released in the future.
4. Assisted the office with the drainpipe repair under Unit 212.
5. Dan and I managed the roll call vote for the Special Meeting for the Special Assessment for the Elevator Project. The vote was 31 in favor of 23 present and 8 directed proxies. There were no votes against.

Treasurer Report – Rene van Dorp

1. Worked together with Chris Redelico to review the first version of the Reserve Study. That first draft had a recommend reserve contribution of about $450K to the Reserve account in the 2026 alone.
2. By removing all the amounts from the Reserve Account study that were less than 10K (since our bylaws allow for that expenditure by the Board), but more importantly addressing some of the residual life estimates in the first draft, the second draft resulted in an $80K recommended reserve account contribution in 2026.
3. The bottom line of the reserve study is that the Tides is required to reach a Reserve account balance of $300K within 10 years. The Board believes that if that account balance can be reached before the next required Reserve Study (in five years) that would be preferred. At this time, the board has not made any decisions regarding budgeting, expenditures or fees.
4. Time sheets are being recorded in a payroll spreadsheet to monitor payroll cost over the 2025 budget year. More hours were recorded in May than was planned for. The Board hopes that this is an anomaly to get the Tides ready for the summer season.
5. Ron has recuperated and is increasing his hours again. While there is no specific date that Ron will retire from the Tides, the Board believes it is prudent to prepare by hiring a Facility Manager that oversees the efforts of the maintenance staff and their hours.
6. It is anticipated that the Elevator Modernization contract will be signed soon. A 15% downpayment is required at the times of signing which totals about $48000 and which will be paid from the current reserve funds.
7. At the time of signing the contract, the Table with Special Assessment payment amounts per unit will be prepared. Payments are due on October 1, November 1 and December 1 which should provide sufficient funds for the payment Schedule for the Elevator Modernization project.
8. The last payment of Special Assessment 1 is due on September 1. Hence the payments of both Special Assessments this year will not overlap.

Secretary Report – Dan Sheehy

1. Prepared the agenda for the closed board meetings and ran the closed Board meetings.
2. Ordered the updated no smoking signs and they have been installed around the Tides.
3. Three additional Storage bins have been purchased.
4. Ordering of updated quieter luggage carts are is being investigated. No further progress has been made on this.
5. Reached out to the Central Jersey Power washers several times via phone and requested a call back via e-mail. The invoices of the Elevator repair due to water in the Elevator Shaft have been shared and a request to recoup those funds through insurance has been communicated via a certified mail with return receipt. So far, no response.

Old Business – BOARD VOTE ONLY

The following motions were made and unanimously approved:

1. Motion to approve the third draft of FWH of the Reserve Study to be accepted as the final.
2. Motion to hire Buds to repair the Drain pipe at unit 212 servicing six units at the amount of $2664.29
3. Motion to hire Carrot Top to provide access to the Drain Pipe by removing the column facing and part of the ceiling to repair the Drain Pipe and restore it to its original state at the amount of $5000 after repair of drain pipe by Budd's
4. Motion to hire Karim G. Kasper for the legal review of the Schindler contract at a max amount of $2500
5. Motion to hire Thomas Gindville for 15 hours per week
6. Motion to approve the updates and new policies as listed in the Tidings Newsletter of June 2025 shared with all the members of the Association

New Business:

Official Correspondence

- Following the sharing of newsletter, the Board received a concern by an owner that owners are allowed to smoke on their balconies. The Board communicated that there is no change to that no-smoking policy approved back in December 2024, nor was there a push for such a change. To be clear, no smoking is allowed by Renters anywhere in the Tides complex. That is, Renters are not allowed to smoke in Units or on Balconies of the Units they rent.

Public Comment

7. Motion was made and approved to open the public comment section of this meeting:

- Dana Saporta, 308: Asked that all read and respond to emails from the Tides office asking if owners will not be using their parking spaces so owners can alert their tenants when construction is taking up useable parking spaces.

- Several people commented about allowing smoking on the balconies as mentioned in the Tidings newsletter. Most of those who commented were against it. Rene stated that we will investigate and leave the decision to the next board who potentially can revise the policy for 2026.

- Dana Saporta, 308 asked if we could expect increased contribution (fees) in the future. Rene answered yes as the both studies show large and sometimes costly projects.

- Sue, 503 asked who prioritizes projects. Rene answered the Board obviously with input from studies, FWH, other contractors, etc. The Structural Integrity study calls out some projects but none are dangerous or an emergency. The Reserve study prioritizes by creating a table which shows suggested projects to be completed by year. Note that the Board can defer projects which do not need to be tackled. One example is siding where it does not need to completely replaced but the caulking could use some work.

- Jim Yost OPMC, reminded everyone that the Structural Integrity/Reserve Study is a new law and associations are trying to determine what they have to do. He mentioned that some Associations are going for a level 3 Reserve Study more frequently than every 5 years. While this is simply a non-inspection paper update and there is an associated cost, some Associations are finding that they can save money overall. That is because some projects are done sooner than suggested (such as our elevator will be) and other times the remaining life estimates for materials and systems are extended, which pushes out the project start dates.

- The public comments continued with a discussion of the Structural Integrity and Reserve study and the Board asking that owners to review the study and reply with any comments or concerns.

8. Motion was made and approved to close the public comment section of this meeting and adjourn the meeting. The meeting ended at 8:32 pm