



the Tides
CAPE MAY NJ

The Tides Condominium Association General Meeting Minutes Sunday, October 12, 2025 @ 1:00 pm

Call to Order - President, Bill Grabowski; 1:03 pm, October 12, 2025

Proof of Notice of Meeting - President, Bill Grabowski stated that a notice of meeting was emailed to all owners at the address of record. Notice was also posted at The Tides. Bill requested that Treasurer Rene van Dorp to Chair the open board meeting for the Board – President and Rene accepted.

Minutes - Rene van Dorp asked for a motion to approve the minutes of the Semi – Annual April 27th 2025 meeting, the June 4th 2025 Special meeting called by the President and the June 18th 2025 open board meetings. Bill Grabowski made the motion which was seconded by Maria Sammartino and approved by unanimous consent.

Reports

Presidents Report – Bill reported the following:

1. In 2025: 29 units rented; a total of 348 weeks rented (including 27 off-season). 2024 rentals: 30 units rented 314 the weeks rented (including 8 off-season). (In case anyone asks, 2023 Summer: 32 units rented; 386 weeks rented)
2. The overall impression is that Renters/Guests abused rules and regulations less in 2025 than in 2024: however there still was ball playing in the courtyard, hanging towels on railings, hanging towels on chairs all day long, parking 2 vehicles in 1 parking space, and parking in Assigned spaces that did not belong to them.
3. The elevator was not out of service during the season. The Board hopes that this is in part the result of the oil change, the installation of the oil cooler and the installation on the AC Unit in the spring.
4. The Board held a Special Meeting to approve collection of Special Assessment 2 in the amount of \$319,249. It was unanimously approved. Special Assessment is collected in three installments due on October 1st, November 1st and December 1st.
5. The Elevator contract with Schindler was signed and the first down payment was paid. Bill Lippman from Lerch Bates was retained to manage the project as our Elevator Consultant. There will be a report on the Elevator Project by James later.
6. Overall, it is the impression of the Board that the Board has gotten through the Summer 2026 Rental Season relatively smoothly.
7. The Board decided after the Summer Rental Season to let both Paula Koyro and JT Tilleson go. The Board does not comment on personnel decisions during an open meeting for obvious reasons.
8. The Board has engaged OPMC to find replacement for both positions. The ads are currently running. The Board had not interviewed any candidates nor is the Board aware of how many candidates have applied.
9. The Board is actively engaging with FWH to have the balconies repaired as per the structural integrity report. FWH has been retained to prepare an RFP of the work that is needed.
10. The Board is suing Central Jersey Power Washing in a small claims court to recoup some of the funds that has been expended to repair the elevator as a result of the water damage and Bill has taken the lead. The Board does not have a court date yet. Obviously, the Board has taken this action since all other effort to contact and communicate with Central Jersey Power Washing have proven not to be fruitful in this regard.
11. The Board recognizes that the exterior of the Tides has not been power washed as a result, nor have the Board paid for that. The Board will consider engaging another contractor for power washing of the exterior of the building in the future.
12. Ron and Andrea have power washed the ceiling tiles in the Parking Garage and they look great! The Board hopes this will allow us not to replace them which would be a large cost saving. The replacement of ceiling tiles is listed in the reserve study.
13. The next Board will need to update to by-laws to change the allow \$10,000 to be spent without association approval to \$25,000. No contract these days is for an amount less than \$10,000. This amount was set in 1985. Corrected for inflation it is now about \$25,000 in current day dollars.
14. Bill took the opportunity to give a shout out to James who has essentially acted as Maintenance Manager over the Summer Rental Season. He will be missed in that role when he returns to North

- Carolina. His efforts in that roll over the summer should not be underestimated.
15. Bill also gave a shout out to Bob Egler who time and time again steps up and helps the Board when called upon.
 16. Star Cleaning will not return for the Summer 2026 Season, Stephanie was great.
 17. Bill gave some comments about stepping down from his President role on the board.

Vice President Report – Maria Sammartinio reported the following:

1. The Board would like to replace the deck furniture next season — not only to refresh the overall look but also because several of the current sitting chairs have broken and the tables are showing significant the wear and tear. The Board plans to maintain the existing blue and white color scheme but are seeking a more stable and durable furniture set that can better withstand heavy use and outdoor conditions. The Board are currently reviewing style options, material durability, and cost comparisons to make an informed decision moving forward.
2. DeSatnick installed the new blinds in the office on October 6, but the installation has not yet been completed. The Board are still waiting for the lobby blinds and the valance to be installed.
3. The Board has not disregarded the committees — including the Rental Committee, Beautification Committee, and Social Committee. The Board still has the names of those who have expressed interest in volunteering and remain open to adding new members. The committees have not yet been initiated due to our current focus on ongoing projects and operational priorities, but the Board fully intends to activate them once time and resources allow.
4. Maria stated she has helped out with many of the “odds and ends” that keep our property running smoothly. She said she often take on the first steps—like reaching out and finding, contractors or companies, gathering information, and helping get projects started—before another board member continues with the next phase. She said she really appreciate my fellow board members for their experience, teamwork, and support in all of this. Some of these things come up during my working hours, which can make it hard for me to follow through right away, but does her best to keep everything moving forward. Her goal is to help keep progress steady and make sure our plans turn into action for the good of the association.
5. The Board would like Katie McCann to return next summer in the weekends. She was a perfect fit for the office.

Assistant Secretary Report – James McVea reported the following:

1. Structural Integrity Study – several observations the were made in this study which the Board has looked into. The status is as follows:
 - The beam near the maintenance in the room has been painted
 - The study mentioned cracking in several CMU (concrete masonry unit) walls. The Board has received one quote for around \$22k and are awaiting another quote to address in some cinder block walls in the garage .
 - It also mentioned non-structural cracks in the garage floor, driveways and sidewalks. The Reserve study implies replacing the concrete in the near future even though the contractors said the cracks are cosmetic. The Board do not plan to do make this replacement yet (and could be a matter of discussion for an updated study), it has received a quote of \$24 per square foot.
 - The structural study indicated the railings on the 4th floor Jackson Street side were loose and that other/all balconies needed to be resurfaced. The Board hired FWH (who did the study) to create an RFP for the railings at minimum and are now waiting for this document.
2. The Board had the pool replastered in MAY which meant the Board had to rush painting the pool deck. The replastering also had the effect of leading to a chemical imbalance that maintenance had to fight for the entire season. In addition, they had to replace some steps on the ladder and they caulked some of the crack in the tile grout.
3. The mason who repaired the column after the drain pipe was replaced in the garage, finished the project by repairing the ceiling . He also built a box around the protruding pipe cleanout which maintenance has now painted yellow so no one damages this pipe with their vehicle.
4. The Fire Department inspected the Tides and found 5 deficient items which the Board mentioned in the Tidings. The Board had 30 days to fix the issues which maintenance did in time. The next Fire inspections by the Fire Department and by our contractor Fire defense will happen in Spring 2026. At that time, the Board will probably have Fire Defense replace clapper valve on the fire pump. It is believed this leaky value causes the fire pump to turn on at irregular times and is very noisy.
5. Key “audit ‘ and new procedure completed by McVea. More about that later.
6. Biweekly elevator update telephone conferencing has taken place since August 12th. When the modernization starts in earnest, the elevator will not be operational until the work is completed which could be 6 to 8 the weeks. The Board do not have a firm schedule at this time. Schindler stated they want to start in January and the target completion date is April 1st or before. The Board agreed work will not start before

7 am. There will be minimal space required for material storage, probably parking spots 5-7 will be reserved for them. Storage would only begin in January.

7. Leak by the stairwell going into the garage was never found even after spending 3 hours looking for it. The hole in the ceiling has been patched.
8. During one of the very windy days, some pieces of soffit siding came down. It seems that every year or so, the Board had to have Seaside Siding come in to repair. The Board decided not to just repair, but to replace all the soffit material on facing the ocean side and up to the 4th balcony on Decatur Street to be replaced with the new design that is above the walkways and by the elevators. This work should begin shortly. A shout out to Chris Redelico whose idea it was to replace the soffits and who then negotiated a better price with the contractor.
9. The Board had one owner that requested a renovation their unit which would have altered the exterior of the building. This requested was ultimately denied and directly lead to writing of a new renovation policy
10. In the past year a number of new and revised policies and procedures were approved by the Board. Ten documents the were recently approved and will be effective as on Monday Oct 13th. These documents will appear on the owner's section of the website sometime next the week or two. A quick summary of each follow:

- **111 Policies & Procedures Development:** new policy describes how the documents are written. Not so interesting to owners.
- **141 Garage Parking** revised procedure, same intent but less confusing wording and new notes/rules on garage parking. Suggested read.
- **142 Storage Box Rentals:** small revisions to policy and new number. Suggested read.
- **511 Routine Maintenance Overview:** new procedure not interesting to owners
- **513.10 Responsive Unit Maintenance:** new a must read. First time the free 15 minutes of maintenance is documented. Also, that the Tides can bill an owner for the cost of emergency repair if the Board cannot contact them
- **513.20 Unit Infestation:** revised procedure with a new #. A must read with an expanded procedure section for several scenarios. Targeted toward bed bugs.
- **521.10 Roof Entry Access:** revised procedure & new #. Not interesting for owners.
- **521.20 TCA Key Management:** new suggested read procedure. The intent was to document how the Tides safeguard keys to the building and to your units. As such an audit of all the "spare" keys was made and entered into a spreadsheet.
- **521.30 Non-Owner Unit Access:** new procedure a must read. Steps the Board take to safeguard your unit from others entering it such as getting an owner's permission first.
- **532 Unit Alteration-Renovation:** new must read policy. Rules, steps and a form owners must fill out when altering, repairing, remodeling or renovating their unit especially is using a contractor.

Treasurer Report – Rene von Dorp went over the financial documents provided in the owner's handout. His main points were:

- At the end of September, we are close to the budget for most items. However, net income was \$41k behind, but the year is not over yet.
- The total rental surcharge collected up to Nov 1 2025 is \$131,033. Of which \$46450 is due on Nov 1st.
- Expenses were a little higher with variances mostly due to unforeseen/unexpected maintenance & repairs issues. The exception was that trash demand was more than last year requiring additional pickups, possible related to the new recycling law. See "Actual to Budgeted Expenses" page.
- Note that reserve figures in the "Financial Recap" include money obligated not physically spent at this time, such as the elevator and soffit repair/replacement.
- If the general reserve account balance is below \$140,000 at the end of the year, the difference will have to be covered by an increase in condo fees as per the reserve study. In addition, the same reserve study requires the Tides association to add \$82,108 to the general reserve account in 2026. In 2025, the increase in the condo fee allowed a \$50,000 contribution to the reserve account which will continue in 2026. Therefore, **at minimum**, the total condo fees will increase by an additional \$82,108-\$50,000= **\$32,108**. The minimum per unit increase is shown in "Estimated Condo Fee Calculation"

spreadsheet. Actual 2026 condo fees have yet to be determined and must be based on the 2026 budget when finalized, meeting the reserve contribution and ending balance mentioned above as well funds for remaining 2025 projects & repairs such as FWH Statement of Work

Secretary Report – Dan Sheehy reported the following:

1. Ryan Douglas of Landscaping submitted a proposal for Fall clean up and Spring preparation. In keeping with doing our due diligence I have contacted Murphy's Landscaping, Roach Brothers and Matthews for additional estimates.
2. After discussing our situation with attorney Chris Florio, the Board decided to file a claim against the power washer in small claims court.

2026 Projects in no particular order:

- Fire Pump/Clapper Valve: repair or replace motor
- Balcony Project - railings and resurfacing

Old Business – BOARD VOTE ONLY

Motion 1: Approval of Minutes Open Board meeting - Rene van Dor asked for a motion to approve to approve the minutes of the Semi – Annual April 27th 2025 meeting and the June 4th 2025 Special meeting called by the President. and June 18th 2025 open board meetings. Bill Grabowski made the motion which was seconded Maria Sammartinio and unanimously approved.

Motion 2: FHW SOW Preparation - Rene van Dorp asked for a motion for FWH to prepare a statement of work study in the amount of \$3500 to address the issues on the 4th floor balcony on Jackson Street as stated in the structural integrity report. Bill Grabowski: provided the motion which was seconded by Maria Sammartinio and unanimously approved.

Motion 3: Surcharge on Lease Rental Amounts - Rene van Dorp asked for a motion to charge the 11.25% fee for rentals to be charged over the rental amount listed on the lease by owner starting November 1, 2025." Motion was provided by Bill Grabowski and seconded by Maria Sammartinio and unanimously approved.

Motion 4: Approval of Policies 111, 141, 142, 513.20 - Rene van Dorp asked for a motion to approve the following policies:

- 111 Policies and Procedures Development – new policy
- 141 Garage Parking – revised policy
- 142 Storage Box Rentals – revised policy
- 513.20 Unit Infestation – revised procedure"

Bill Grabowski provided the motion, and was seconded by Maria Sammartinio and unanimously approved

Motion 5: Seaside Roofing 1 - Rene van Dorp asked for a motion to remove existing soffit from south side of 4th floor building from left corner. pool side corner to damaged soffit area by Seaside Roofing in the amount of \$8500. Bill Grabowski: made the motion which was seconded by Maria Sammartinio and unanimously approved.

Motion 6: Seaside Roofing 2 - Rene van Dorp made a motion to: remove existing soffit from south side of 4th floor building continuing around, Decatur st.to first deck/rail section. (starting from repaired soffit section) by Seaside Roofing in the amount of \$9000. Bill Grabowski provided the motion which was seconded by Maria Sammartinio and approved.

Motion 7: DeSatnick - Rene van Dorp asked for a motion to replace and repair the blinds in the office by DeSatnick in the amount of \$2186.40, provided by Bill Grabowski and seconded by Maria Sammartinio

Motion 8: Approval of Policies 511, 513.10, 521.10, 521.20, 521.30, 532 - Rene van Dorp asked for a motion to

approve the following policies:

- 511 Routine Maintenance Overview
- 513.10 Responsive Maintenance,
- 521.10 Roof Key Access
- 521.20 TCA Key Management
- 521.30 Non-Owner Unit Access
- 532 Unit Alteration – Renovation

Motion made by Bill Grabowski and seconded by Maria Sammartinio and approved unanimously.

New Business

Official Correspondence - No Official Correspondence was received.

Motion 9: Open Public Comment Section - Rene van Dorp asked for a motion to open the public comment section of this meeting, provided by Bill Grabowski and seconded by Maria Sammartinio and approved.

Unit 309, Linda Ross: Expressed concerns about the elevator project and down time. Our elevator consultant will assist in ensuring that the project starts in January and finishes within the projected timeframe bearing any unpredictable repairs. In addition, Linda was assured that the board is using the structural engineer's study to prioritize repairs, and all balconies will be addressed per the report.

Zoom, Unit 404, Jim Nicolo: The board confirmed that the power washer did not have a certificate of insurance. Jim noted the Board may have difficulty collecting any funds if our small claims suit is resolved in our favor. Bill agreed with Jim and will update the owners as the Board move forward.

Barbara Zerbe, 411: Asked whether the elimination of recommended rates would encourage renting owners to "lowball" or reduce the rents, and therefore affect the total rental surcharge income to cover rental expenses.

Unit 506, Barbara Heard: Barbara noted that the By-laws Article IX.k forbids modifications to the building's exterior. She also asked for job descriptions for both the Tides office and OPMC and if the board foresees any further special assessment to pay for projects discussed? Rene responded that the Board is keeping a list of projects that must be paid attention to in the future. This does not mean the Board will not obtain quotes or statements of work.

Jim Yost confirmed the reserve study gives you a plan and you can also go back to the engineering firm and show what repairs have been completed and paid for with special assessments and recalculate the necessary reserves.

Unit 314, Helen Mondschein had questions about the reserve calculation and hand-outs for the meeting. It was agreed to take the conversation offline.

Sue Grabowski, 503: Asked about adding a variety of seating options on the deck area and expressed interest in improving our landscaping by adding flowers and wanting to assist with any project.

Daniela Gogliormella, 302: Asked how the Tides would know the actual rental rate of a renting owner who used VRBO or Airbnb. Expressed concern that using actual rental rates instead of a recommended rate to calculate rental surcharges would cause problems with the Budget and covering all rental expenses. Rene said that he calculated rental surcharges based on actual rates for 2025 and compared them to rental surcharges for 2025 and the difference was negligible.

Motion 10: Close Public Comment Section

Rene van Dorp asked for a motion to close the public comment section of this meeting, provided by Dan Sheehy and seconded by James McVea and approved by all.

Election of Trustees - Roll Call

Secretary – Dan Sheehy: A Roll Call of the unit owners physically attending was made with 24 present and the Board received 21 absentee ballots. A quorum was met (>17 Unit Owners) and the election of the Trustees was held.

Assistant Secretaries Report – James McVea: As per our procedures two election inspections the were appointed,

Eileen McShea and Steve Saporta. The results were:

Two Year Terms: Daniela Gogliormella: 30; Dan Sheehy: 29

One Year Term: Maria Sammartino: 34

Motion 11: Adjourn Annual Meeting - Rene van Dorp asked for a motion to adjourn this meeting provided by Bill Grabowsk; seconded by Maria Sammartino and approved at 3:02 pm.

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