**Tides Association**

**Annual Meeting**

**MINUTES – APRIL 23, 2023 MEETING**

CALL TO ORDER by President, Daniela Gogliormella at 1:01 pm call to order

Roll Call - In attendance were Daniela Gogliormella, President, Linda Ross, Vice President, Erin Simone, Secretary, Barbara Heard, Treasurer, Maria Sammartino, Assistant Secretary/Assistant Treasurer.

Proof of meeting was read.

MINUTES - ASSOCIATION. Rene Van Dorp (Unit 505) moved to approve the minutes of the February 25, 2023 Association’s continued Annual Meeting, Second by Paula Corson (Unit 211). The minutes were approved unanimously.

MINUTES – BOARD ONLY - Barbara Heard (Treasurer) moved to approve the minutes of the Board March 28, 2023, meeting; seconded by Linda Ross, Vice President. The minutes were approved unanimously.

**OLD BUSINESS – Board Only**

Motion to authorize purchase of Quickbooks Online program by Erin Simone (Secretary); seconded by Maria Sammartino (Assistant Secretary/Assistant Treasurer).

Motion to approve the Pullman Change Order #1 (shoring), Change Order #2 (Type 1 Columns); Change Order #3 (Type 2 Columns); and Change Order #4 (lead abatement) by Barbara Heard (Treasurer); seconded by Linda Ross (Vice President); Motion passed unanimously.

Motion to authorize payment of attorney invoice for March & April 2023 for structural project Erin Simone (Secretary); seconded by Linda Ross (Vice President). Motion passed unanimously.

Motion to authorize payment of Pennoni Invoice by Barbara Heard (Treasurer); seconded by Linda Ross (Vice President). Motion passed unanimously.

Motion to authorize pool tile repair by Erin Simone (Secretary); seconded by Barbara Heard (Treasurer). Motion passed unanimously.

Motion to authorize new pool stucco (under $10,000) by Erin Simone (Secretary); seconded by Linda Ross (Vice President). Three in favor (Linda Ross, Erin Simone and Maria Sammartino); two against (Daniela Gogliormella and Barbara Heard). Motion passed.

**OFFICER REPORTS**

*President Report - Daniela Gogliormella*

An update on the columns project was provided. Shoring and investigation is complete. Type I columns are anticipated to be done by May 19, 2023, and the exposed Type 2 columns are anticipated to be done by June 23, 2023. The remaining Type 2 columns will be done in the fall. As part of this project, plumbing lines will need to be relocated. Lead paint was discovered and must be remediated. A section of the wall on Decatur Street will need to be removed and will be replaced with a temporary wall until the fall project is complete.

There was a reminder that all owners need to follow limited access rules for the building. Please refer to the April 4, 2023, memo for more details.

An update was provided on the insurance issue. We believe that the issue is due to water damage. There is no coverage for wear and tear. We are waiting to hear back from the insurance adjuster.

Personnel changes were announced. Kathleen Gasper (Manager) has been working extra hours due to the columns project. Mike Gallagher (maintenance) is not returning. A new maintenance person was hired as a pool monitor. Please congratulate Ron and Andrea on their 20 years of service.

Software changes were announced. The office will be using the online version of Quickbooks and will be migrating Abucus to Quickbooks.

New master keys are being created. Each owner will get 2 keys and the cost for any additional keys will be charged to the owners. A keycode will be added to the Decatur Street door.

As a reminder, the garage is an active construction site. Do not enter the garage construction site.

*Vice President – Linda Ross*

An update was provided regarding the cleaning companies. If you choose not to go with the two recommended cleaners, please note that there are no parking spaces available.

An update on the fire inspection was provided. Fire inspections are scheduled for May 19, 2023.

*Treasurer Report – Barbara Heard*

As a result of the special assessment, the full $500,000 was raised for the columns project, which is the amount projected to be the cost of the first phases of the project. Expenses to date are $135,882.40. The Pullman change orders require an additional $300,000. The Board expects the current assessment to be able to cover the projects through June. It is likely that there will need to be another special assessment in the fall for the remainder of the columns project.

*Secretary – Erin Simone*

An update of the pool project was given. It is anticipated that the stucco and tile will be done by Memorial Day.

There will be no garage access until the current portion of the columns project is done in June. Please communicate with your renters regarding the lack of parking. All owners will need to find alternative parking.

**NEW BUSINESS**

*Public Comment*

Rene Van Dorp (Unit 505) inquired about how many other projects still needed to be done and how much money it would cost.

Daniela Gogliormella (President) explained about the reassessment for the rest of the columns project and discussed a possible five-year plan for regular maintenance. Kathleen Gasper (Manager) discussed issues with the elevator. Barbara Heard (Treasurer) explained that the pool improvements were being taken from extra rental surcharges from last year.

 Rene Van Dorp (Unit 505) inquired about the cleaning companies and the cleaning schedule for spring cleaning. He also advised that he receive a notice of cancelation of his homeowner’s policy due to the columns project. An inquiry was made into whether any other owners received a similar notice.

Sue Culliton (Unit 414) discussed the cleaners and inquired about the lead abatement. Lead abatement is likely to cost $30,000. She also discussed the water leaking from the pool, which might be due to the scupper. Barbara Heard (Treasurer) advised that the pool was inspected, and it was determined the scupper was not leaking.

Chris Redelico (Unit 313) discussed the columns issue and pool repair. He suggested that that the columns project be done in phases and to hold off on additional portions of the project until October.

Bob Calloway (Unit 307) advised how he addressed the parking situation with his renters and asked about loading/unloading. Kathleen Gasper (Manager) advised that we were still coming up with solutions. She advised that owners should all communicate directly with their renters about the parking situation.

Nancy Dezio (Unit 205) asked about the pool improvements and why 2 board members voted no.

Daniela Gogliormella (President) and Barbara Heard (Treasurer) discussed why they voted no. Both were concerned about the cost of the pool repairs.

Nancy Dezio (Unit 205) inquired about the amount of the assessment for the next phase of the columns project. This is not yet known.

Helen Mondschein (Unit 314) inquired about how to arrange for limited access for contractors. Kathleen Gasper (Manager) explained the process. The City of Cape May is not allowing major renovations at this time. Helen expressed further concern about parking being unavailable again in October. She wanted to know about parking for contractors to be able to deliver materials. Daniela Gogliormella (President) advised that we have not yet hired a contractor for the fall project.

RICH Patrick (Unit 304) asked about whether there is a plan to address parking and felt that it was an unnecessary burden on owners to find their own parking. Sharon Patrick (Unit 304) asked about who notifies renters of the parking issue. Daniela Gogliormella (President) advised that each owner should notify their renters.

Bob Egler (Unit 202) inquired about security issues. All of the locks will be changed and new master keys will be created.

Judith Floam (Unit 403) wants the Tides to respond to the renters instead of the owners. She also asked about the difference in price for the cleaners. Linda Ross (Vice President) explained the pricing differences.

Judith Floam (Unit 403) asked about when full access will be allowed. Full building access will be approximately May 19, 2023, and full garage access will be approximately June 23, 2023. Judy further asked about whether the Tides will send a letter to the renters. Each owner is responsible for identifying their own parking solution. Several parking options were discussed.

Steve Saporta (Unit 308) asked whether parking will be available before June. There are current contracts in place to allow the contractors to complete the work through June 23, 2023. Steve also asked about noise. It is not anticipated that there will be much noise, except for excavation. He wants the project to be postponed until fall.

Kathy and Tony Ritchie (Unit 315) would like the Board to consider delaying the rest of the columns project until fall so that it does not affect their renters. They advised they would like to cancel their existing reservations with renters because they do not want to find parking. Owners have to notify their own renters.

Rene Van Dorp (Unit 505) would also like to have the Board delay the rest of the columns project until the fall because of the parking problem. Additional parking solutions were discussed. Rene would be happy to pay extra to find a parking solution for owners who rent.

Chris Redelico (Unit 313) argued that the parking issue is self-imposed and there is no need to continue with the rest of the project until fall. He wants the Board to tell Pullman to wait. Some of the Type 2 Columns are exposed and need to be protected now. A discussion about the potential change in cost of delaying the project occurred.

 Barbara Zerbe (Unit 411) discussed the idea of moving the rest of the columns project to the fall and expressed concern that it may not be a good idea. Additional parking solutions were discussed. She further inquired about bike parking and storage of beach paraphernalia,

Sue Culliton (Unit 414) discussed rentals, loading and unloading. She discussed how parking, loading and check-in were addressed during covid. Sue was concerned that putting off the project until fall would increase the costs. She volunteered to reach out to the Church on Decatur Street to ask about parking. She asked people to email her if they need parking.

Erin Simone (Secretary) asked owners to advise the Tides Office once owners make parking arrangements.

Neil Schiffman (Unit 204) discussed parking options. He asked about bike and beach chair storage on the deck and balconies and expressed concern about renters bringing these items into the units. Further, he advised that Lodgix only allows owners to view limited information about renter reservations. Storage cannot be on the walkways, because it impedes ingress and egress. The Board will look into storage alternatives.

Bob & Carla Calloway (Unit 307) discussed differences in the costs of cleaners.

Chris Redelico (Unit 313) asked again about whether the columns project could be delayed. The problem with delays is that there may be extra costs if the project is delayed. Pullman gave the Tides 1 free column to complete some work now. In addition, there would be additional mobilization costs in the fall. Chris again asserted that doing the work is a self-imposed stress. He agrees with completing the plaster and tile repair at the same time.

Nick Hoogs (Unit 212) is concerned that the parking issue will create issues with the renters because the Lease guarantees a parking spot.

Rene Van Dorp (Unit 505) expressed concern about using other contractors because of the potential for uncertainty.

Sue Culliton (Unit 414) agreed that Pullman should do the work all the way through to the end of the project. Pullman comes in on time, even during the pandemic when they did the walkway project. She advised that Pullman was willing to come back and do repairs when there was a problem with the deck project.

Eric Ludwick (Unit 414) expressed concern that if the project is delayed until fall there may be issues with getting the project done on time and that prices may increase due to a recession.

Chris Redelico (Unit 313) disagreed that pricing would go up.

Motion to adjourn by Rene Van Dorp (Unit 505); seconded by Erin Simone (Secretary). The motion unanimously passed.

Meeting was adjourned at 4:00 pm.