

# **Biarritz Condominium Association**

Board Trustees Meeting Minutes ~ January 18, 2014

## **1. Call to Order:**

Greg Wolnomiejski called to order the Board Only Meeting of the Biarritz Condominium Association at 11:00am on Saturday, January 18, 2014. The meeting was held in Unit 3F at 37 S. Iowa Avenue in Atlantic City, New Jersey.

## **2. Roll Call:**

The following members were present:

Greg Wolnomiejski	Joel Silver
Sam Krantz	Steve Phelan
George Zahr	Eileen Leggio from Hawkeye Property Management

## **3. Issues Reviewed and Discussed:**

### **A. Tenant Information**

Board recommended a notice going to the owners to provide tenant's information if their unit is rented.

### **B. Liens/Collections**

It was agreed that all owners in arrears over \$1,000 would be sent to collections in January. In addition, liens would be placed and dues would be accelerated through the end of the year 2014.

### **C. Lawyers**

The Board wanted to obtain proposals from lawyers in the Atlantic County area. The law firms of Eric Mann and Eric Kershenblatt were recommended.

### **D. Wilson's Unit**

The lawyer indicated that Mr. Wilson was willing to give his unit to the association. Discussion was held that it would take at least \$5,000 to fix his unit and you could probably rent it for \$700 per month which would result in \$8,400 per year. It was noted that Wilson owes \$18,000 to the association, a foreclosure is pending and has a 50K Mortgage. We need to obtain a key to Wilson's unit. There were pipes that burst in the unit above. We must inspect Wilson's unit.

### **E. Insurance**

Hawkeye was asked to shop the insurance. Sam Krantz recommended contacting Bob Hoag. Hawkeye talked to Bob, and he wanted proof of the roof being repaired after the Storm Sandy claim. Hawkeye provided the information to him. Flood insurance cannot be shopped, it's a federal program. However, you can look at the Commercial property and liability coverages. Board requested Hawkeye ask owners for Proof of Insurance for their units.

## **4. Adjournment:**

The meeting adjourned at 12:00pm.

Minutes Submitted by: Eileen Leggio  
Minutes Approved by: Joel Silver