WATERFRONT CONDOMINIUM ASSOCIATION, INC.

Board of Director's Meeting. May 28, 2026
Held by Zoom conference call
Board Members Present: Brian Montgomery, Sandra Swan, Carrie Bedore, Lynn Patten, and Jim Rozewicz
Unit Owners Present for "Owners Matters": None
Present from Hunt Management: Angela Rosploch

1. The meeting was called to order at 5:30 PM.
2. The Board unanimously ratified the approval of the minutes from the meeting held April 28, 2026.
3. Owner Matters:
   Noise complaint: Complaints have made about a unit owner being very loud with music and voices very late at night and into the early AM. The complaints state that this has occurred multiple times. The Board discussed the situation and the situation is a violation of the rules and regulations of the Association. Angie will send the unit owner a warning letter about the situation.
   Window Cleaning: One unit owner contacted Angie because the window washers missed several of their windows. Angie will contact them to come back to clean the missed windows.
4. Financials: Sandy provided the financial report for April 2026.
   April 2026 Net Result: -$5,149 (a deficit for the month)
   Operating (Unit) Activity
   Income: $35,282 — slightly lower than budgeted of $35,880
   Expenses:
   Elevator Maintenance over budget by $1,438 ($2,488 actual vs. $1,050 budgeted)
   Net: -$4,699

Parking
Income: $1,700 (on budget)
Expenses: $750 (well under budget of $2,615)
Net: +$950

Boat Slips
Income: $2,400 (on budget)
Expenses: $3,800 — elevated due to seasonal boat slip installation costs ($2,050)
Net: -$1,400

Building Capital Projects
No expenses paid
Expenses in future: Door Staining & Painting/Exterior Lighting/Storefront

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Year To Date Net Results - $5,712 (a deficit year to date)
YTD Net Income: $10,976 actual vs. $16,688 budgeted — negative variance of $5,712

Income Variances
Reserve Contributions are budgeted for $24,533 ($30,348 actual vs. $54,881 budgeted) this is a
timing issue as building capital projects haven't yet drawn funds

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Expense Variances — Favorable
Maintenance & Repair under budget by $6,784 ($6,549 vs. $13,333)
Legal under budget by $2,883 ($450 vs. $3,333)

Expense Variances — Unfavorable
Elevator Maintenance over budget by $777 ($4,977 vs. $4,200)
Boat Slip Install/Take Out over budget by $2,805 ($4,305 vs. $1,500) front-loaded
Maintenance Manager over budget by $518 ($11,185 vs. $10,667)
Combined Electricity & Gas: $1,702 unfavorable YTD, driven mostly by gas
Sewer & Water: $237 unfavorable YTD

Cash Balances as of April 30, 2026:
Operating Acct: $28,571
Building Reserves: $835,031
Boat Slip Reserves: $67,762

The Board unanimously approved the March 2026 financials as presented.

5. Committees
   Landscape Committee: Brian reported that the planters are finished being power washed and stained, and the 4 planters that were donated by an owner have been set on the riverwalk to be used as an herb garden for the Association. Brian is working with the Committee on completing this. Jim McHale is able to obtain some compost for ¾ of the planters and the Committee will purchase some organic soil for herbs and some herb plants to get planted in these planters. This small amount of money is available in our Landscaping budget, and the Board unanimously approved this expense.
6. Old Business:
   - West Leak Quotes (Holton Brothers): Angie forgot to follow up with them. She will contact them tonight yet to check on the work being scheduled for the West Leak.
   - Garage Weather Stripping: Angie calls Anytime Garage Door every Monday and Wednesday. The last time she spoke with them, they were still saying that they needed warmer temperatures. There are now more

consistently warmer temps, so she will try them again on Monday to get this scheduled.

- Street Side Garage Cleaning and Staining: This work is underway and Alberto asked if he can work on these over the weekend. The Board was OK with this as long as Angie notifies unit owners.
- Carpet Replacement: The Board has agreed to hold off on carpet replacement, and to have the carpets cleaned again. Angie received quotes to be discussed in New Business.
- Front Door, ADA Compliance Quotes: The Board evaluated quotes from Pieper and Martin Systems for installing ADA Compliant Door openers at the front door. Because Pieper's quote was better, and they have the Electrical experience the Board unanimously approved moving forward with their quote. There was additional discussion on having a security camera installed at the West Side of the building where the commercial unit is. Martin Systems quoted it, but there was discussion about Martin Systems raising all of their prices for our subscription services with them. Angie is going to check with Martin Systems about 1 particular increase of 17%, and also let them know we're going to look at other providers and that our Treasurer is watching their increases. Because of their price increases and since we're having Pieper do the door, Angie will ask Pieper to provide a quote for the camera. Angie will also check with Pieper if they provide the camera subscription services if we wanted to switch vendors.

7. New Business:
   - Ratify Votes – Holton was onsite to inspect the leaks reported by a few units. Holton provided a quote a couple days after the last Board meeting and the Board approved this work over email. The Board unanimously ratified this vote.
   - Holton Repair – Exterior leak – Windows/Decks: Angie needs to follow up with Holton to confirm when they can get this scheduled.
   - Carpet Cleaning Quotes:
   - Thermal Image Camera/Request from River Ren: The Treasurer from River Ren contacted Brian to see if our Association would like to share the cost and ownership of a thermal image camera to have for situations when there's a leak in the wall and the source of the leak is unknown. Having this camera could save a lot of time and expense in these types of situations. The total cost is around $500, so it would be around $250 for the Waterfront. The Board unanimously approved purchasing the camera with River Ren.
   - Carpet replacement: The Board reviewed quotes from 2 new vendors to compare against the vendor we've used the past couple years. Although the current vendor does an OK job, the Board agreed that it could be better. The Board unanimously approved the quote from Meyer Carpet Cleaning and for Angie to have it scheduled ASAP.

- Elevator – Water: The elevator shaft has a pool of standing water in it. It's unsure how this happened. It is assumed that the sump pump stopped working during the heavy rains in April. The water needs to be removed, the elevator pit needs to be cleaned and have the corrosion removed, and rust inhibitor needs to be applied. Angie has contacted S&C Plumbing and Otis Elevator. She is trying to get Otis scheduled so be here and S&C can come the same day to get in and assess the sump pump and confirm if there's an issue with it, and then replace the pump if necessary to pump out and dry out the pit for it to be ready for Otis to perform their work. Once the pit is dry, we can assess what needs to be done by Otis. This will have to be done.
- Draft Letter for Keys: Angie is working on a letter that needs to be sent to a few owners to request keys for their garage, and one unique unit where a common element is located (a water stack shut-off) in order to gain access when maintenance is necessary or in case of an emergency if unit owners are not home. An example was having all of the river side doors cleaned and painted, and needing access to open those doors. Angie will get the final draft created and sent out.
- Dublin Painting; When Klein Dickert was here doing the atrium windows they noticed that the horizontal beams on the atrium are all rusty. It was only about 2 years ago when Dublin did this painting. Brian spoke with Dublin and they are saying that they used the best product for horizontal beams at that time, and they have found out that that product is not holding up and that other buildings are having the same issue. They claim that there is a new product that is much better now. Brian told them to get this information to Angie. Meanwhile, Brian thought he would check with our unit owner that did the painting of all the exterior doors, to see what they say.
- Klein Dickert – Window Replacement: The Board reviewed a quote from Klein-Dickert for replacing 4 bad windows at the atrium and front lobby area. The windows are cloudy from the seals failing. The Board unanimously approved the quote from Klain-Dickert, and Angie will get this over to them and get this scheduled.

8. Other Business: None
9. The next Board Meeting is scheduled to be on June 24, 2026 at 5:30PM by Zoom mtg. Angie will likely miss this meeting. There being no further business to discuss, the meeting adjourned at 6:26PM.