CONDOMINIUM ASSOCIATION

Board / Resident Meeting Minutes

Draft for board review and approval. Summarizes the meeting recording; informal discussion is not a formal vote.

Meeting date	Sunday, November 15, 2026
Meeting time	2:00 p.m. (Eastern Time)
Meeting chair	President Lee Schlesinger
Location	West side of the building

1. Attendance

Present: President Lee Schlesinger (presiding); board members Kenny, Katie, and Terry. Residents attended and signed the meeting attendance roster, maintained separately with the association records.

Absent: Board members Nancy (treasurer, out of town) and Alan (working). A formal quorum determination was not stated in the recording.

2. Property and Grounds Updates

President Lee Schlesinger reported that the exterior painting had been completed and expressed satisfaction with the finished work.

The proposed Southwest 10th Street wall was described as unlikely before late 2027, if the project proceeds; this was presented as an unconfirmed estimate.

Master Management completed sidewalk work. New pathway lighting was expected the following week, with an anticipated overnight operating window of approximately 6 p.m. to 7 a.m. A separate concern about existing walkway lights was raised; residents were directed to report issues to East Coast.

3. Common Areas and Resident Requests

Storage-room reminder: Personal belongings must remain inside each resident's assigned storage bin or case; furniture and loose items must not be left in the common storage area.

Barbecue area: President Lee Schlesinger invited feedback on a proposed outdoor barbecue area, potentially with a bench. Attendees voiced unanimous support during the informal discussion, and the president emphasized cleaning the equipment and area after use. No formal installation motion, expenditure, or contract approval was recorded.

Bus-stop shelter: A resident requested a cover over the bench at the bus stop. The project was described as being slated for 2028. President Schlesinger reported working with Vance of Master Management to seek an earlier installation.

Bulk-trash area: A resident asked that glass be secured during disposal and broken glass cleaned up. The president agreed to consider a notice at the bulk-pickup area.

4. Water Safety, Unit Oversight and Occupancy

A resident raised concerns about a water incident affecting a fourth-floor unit and suggested securing a water valve with a chain and lock. Board representatives agreed to review the concern but noted that locking a valve could interfere with emergency access.

A board member raised potential compliance concerns regarding unattended units, including unit-sitter and air-conditioning provisions in the condominium documents. No violation was formally determined in the meeting.

A suggestion to install numbered identification tags on water shutoff valves was received favorably; the board indicated it would investigate that option.

A question about a guest staying longer than two weeks was discussed. The board indicated the required paperwork was being processed. A dog associated with the unit was described as temporarily being cared for rather than permanently residing there.

5. Financial Reports and Proposed Budget

It was reported that tax filings for two previous years had been delayed. Paperwork was said to have been forwarded to the accountant, but completion of all outstanding items was not confirmed during the meeting.

The association is pursuing financial statement reviews for prior years, potentially including a third year. The reported cost was approximately $3,300 per review. A review, rather than a full audit, was described as the applicable service being arranged.

Board representatives reported working with East Coast to review the proposed budget in detail, rather than relying on repeated prior-year figures. Lower assessments were anticipated, although no assessment figures were confirmed during the meeting. Owners were advised that the finalized budget would be mailed.

The association website was identified in the meeting as NewportUAssociations.com (website address to be verified). Owners were advised to register with their unit information and create a password. The budget, once finalized, and the meeting minutes were expected to be made available through the website.

6. Management Company and Payment Controls

Residents questioned East Coast's performance and asked about changing management companies. Alternatives mentioned were Seacrest and Wright. A three- or four-person volunteer committee was suggested to research and compare potential providers; residents were invited to volunteer.

A December 18 meeting at the clubhouse was identified as an opportunity to raise concerns about the management company. Residents were encouraged to put their concerns in writing for submission. The meeting year and agenda were not established in the recording.

Questions were raised about check signatures and financial controls. Board representatives said East Coast handles payments and that the board reviews and approves expenditures, often by email and on a majority basis. No definitive two-signature policy was established by the discussion.

7. Adjournment

After the discussion concluded, President Lee Schlesinger requested a second to close the meeting. A second was voiced, and President Schlesinger declared the meeting adjourned. The recording did not establish the adjournment time or a recorded vote count.

Follow-up Items Discussed

ITEM	FOLLOW-UP (NO INDIVIDUAL OWNER ASSIGNED)
Walkway lighting	Continue reporting and following up on any defective lights with East Coast.
Bus-stop shelter	Continue requesting an accelerated installation schedule from Master Management.
Barbecue proposal	Determine location, cost, permissions and maintenance requirements before a formal decision.
Bulk pickup	Consider signage reminding residents to secure glass and clean up any breakage.
Water / unit safety	Examine valve-access safety, unit-oversight concerns and numbered shutoff tags.
Financial compliance	Confirm status of outstanding taxes and financial reviews.
Budget publication	Finalize and distribute the budget; post approved materials to the owner website.
Management review	Invite volunteers for an evaluation committee and collect written feedback.
Payment controls	Confirm documented rules for approvals and check-signature requirements.

ROSTER

Luis Del Valle 1102
Ana A. Del Valle - 1102
Eva Malcahy 2111
Ken Langbauer 3120
Katie Stewart 1119
Lucy Yankel 2115
Diana Goretschmue 2114
Elsie B Lotz 1117
Michael Harte 3107
Terri Ladwig - Harte 3107
Celia Schallow 3111
Olga DelCare 2119
Nicholas Deliore 2119
Pault Diane Pimentel 2108
Silvana Li Cavoli 2103
Ginette Barker 4105
Susan Schrier 2101
Anita DeHaan 4103
Jacob Horwath 1105
Lee Muller 1109
Rachel Shustman 1114
Galina Sokolskaya 3109
LEONORA BOTERO 1120
Rhonda + Evan Levy 2109
Rachelle DuCaz 4118
Kalliope Vitakis 1107

