



Bella Newsletter

Atlantic City, NJ

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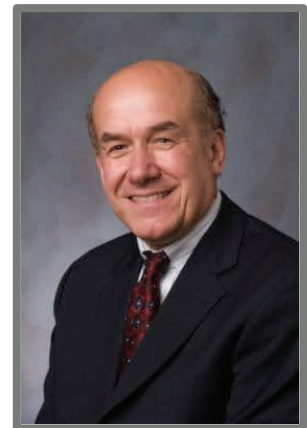
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A Message From The President

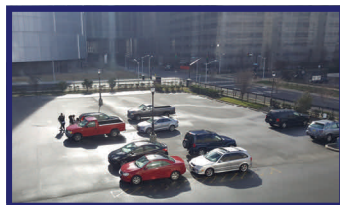
On behalf of myself, and the other board members, I'd like to thank the Association members for your resounding support at the annual election. It is said that serving on a condominium board is a thankless proposition, however the BELLA communities overwhelming vote to reinstate the core members of the board who served for many years (Tom Scannapieco, Walter Klekotka and Tom Trofe), and giving us our preferred fourth board member John Sickler, demonstrate that the owners appreciate the accomplishments of the past 10 years. We are also very pleased that Stan Jacobs has agreed to join the board. We pledge to continue to do our best to keep condo fees lower than other buildings in the market, continue to avoid special assessments, and continue to maintain Bella's status as the best managed condominium in the region.



Thank you,
Tom Scannapieco,
President of the BELLA Board

\$28,000 Tax Savings!

The BELLA condominium association purchased the rear lot on 11/18/15. Tom Scannapieco recommended that the association pursue a deed consolidation so that the lot could become part of the common area of Bella. Because the common areas of a condominium association are not taxable, we are advised that would reduce the real estate taxes on the rear lot from \$28,000 per year to \$0. The new board made pursuing this consolidation a high priority, and hired an attorney with exceptional knowledge of the city and its procedures.



The board is happy to report that the consolidation was completed on 1/9/17, only 5 days after the 2017 Boards first board meeting on 1/4/17!

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Introducing the 2017 ASSOCIATION OFFICERS

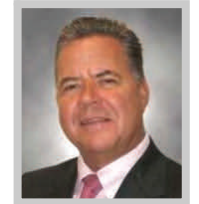
The new board is composed of Tom Scannapieco, Walter Klekotka, Tom Trofe, John Sickler and Stan Jacobs.

Tom Scannapieco is the original developer who built Bella on an empty lot in 1987. He and his wife Alycia own a personal residence in the building. Tom's familiarity with high-rise building systems has contributed to effectively maintain costs.



Tom Scannapieco

Walt Klekotka has been a board member for three years. He is a practicing attorney specializing in litigation, and a partner at the firm of Marshall, Dennehy, Warner, Coleman and Goggin. Over the last three years, Walt's guidance has enabled the legal expenditures to average approximately \$2,000 per year (not including election challenges and collections).



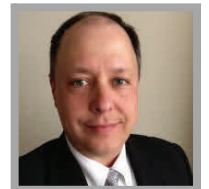
Walter Klekotka

Tom Trofe has been a board member for many years. He is a successful business owner and has a masters degree in accounting. Tom contributes significantly to every economic decision and his business acumen is appreciated by the other board members. Tom was unanimously elected as association secretary for 2017.



Tom Trofe

John Sickler is welcomed as a newly elected, first time board member. He currently serves as CFO of Winchester Electronics Corporation, a technology company based in Connecticut. John was unanimously elected Treasurer to replace Mark Eichorn who unexpectedly resigned on 12/12/16.



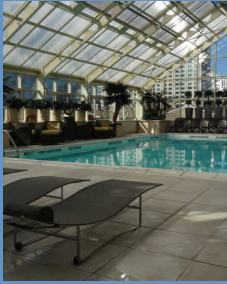
John Sickler

Stan Jacobs is welcomed as a newly elected, first time board member. Stan retired from Glaxo SmithKline after 30 years experience in the fields of architectural construction management and facilities management. He will work along with Tom Scannapieco to oversee building maintenance and capital expenditures.



Stan Jacobs

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Our Condolences...



Len and Marie Scannapieco managed Bella from 2009 to 2013, and many owners developed close relationships with Len during his years of service. Len succumbed to cancer on 1/6/17 after a heroic 14 year battle. Len touched many lives, and his memorial service on 1/8/17 was attended by over 400 people. Condolences can be sent to his widow Marie at 1728 Wrightstown Road, Newtown, PA 18940.

Administrative Costs Lowered by \$47,448 Per Year

Both the prior board and the new board recognized that the administration position was no longer a requirement. MJ was released with a severance payment, extended benefits, year end bonus and the promise of excellent personal references for her next position. MJ was well liked by all and will be missed. She has already found employment at another management company. We wish her the best.

Website Restored

Thanks to Alycia Scannapieco for building the site and Marie Scannapieco for donating www.bellacondos.com to the Association. This will avoid a budgeted expenditure of \$4,500 to build a new website from scratch. Keith Silverman has been busy populating the site with Condo Documents, Rules and Regulations, Bylaws, Board Meeting Minutes and Resolutions. This will place important information a click away for our members.



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Election Challenges

The first order of business of the new 2017 Board was to pass a resolution regarding election policies. It is available on www.bellacondos.com (see manager if you need help).

This resolution establishes protocol for future elections that: 1) Has all ballots handled and tallied only by independent 3rd parties. 2) Establishes a requirement that any challenge to an election must be accompanied by a \$4,000 deposit for Bella legal fees. 3) Any additional legal costs of the Association must be paid by the appellant unless the appeal changes the election results.

Approximately \$7,000 has been spent by the Bella Condo Association on defending election challenges. This represents a total of 46% of total legal expenditures over the past four years. This year challenges were again threatened by the same members.

Hot Tub Cover

Our new hot tub cover is in! The cover rolls open from the right to left. If you have questions on how to use it please ask our staff for assistance.



New Staff...

Please join us in welcoming **Wafa** and **Patricia** to the Bella maintenance staff.



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