



From the President's Desk...
Tom Sheridan

As my first year as your President draws to a close, I wanted to thank Gregg our building manager, Kathleen our office manager, our board and the building staff for a great season and for all of the progress we've made to date. Also I want to thank you as unit owners for supporting the board in carrying out the many large projects we've undertaken again this year to improve the building.

Since I've been at the Vassar, I've discovered that oceanfront property requires a much higher level of maintenance than buildings located almost anywhere else. This is especially true for an almost fifty year old high-rise such as ours. The sun, sand, salt, rain and wind, not to mention the storms and the winter season, all take their toll. Going forward I believe that we must continue to invest in our building each year to make it better, and to maintain our building systems and common areas 100%. If re-elected to the board, I will do my best to see that this continues.

Personally I am pleased with the improvements made and projects completed to date. Even though we are all faced with higher condo fees than in years past, each project completed adds value to our building.

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Manager's Message...
Gregg Bidlack, General Manager

What a terrific season we've had to date here at the Jersey Shore. Great weather, lots of activities, and our fine facility here at Vassar Square made the 2016 season a memorable one.

Our 2015 and 2016 projects are 100% complete including pool and deck, common area lighting, water pressure pumps, hot water boilers and an enhanced fire alarm system. Great planning and follow through by our administration, staff, and contractors made all projects resounding successes. **The lighting, pumps, and boilers will save us tens of thousands of dollars annually for many, many years.**

On the subject of personnel, after a medical hiatus, maintenance staff member **Joe Craig** has returned on a part-time basis. We missed you while you were out, Joe. Welcome back with our wishes for continued return to good health. Long time staff member **Sam Joyner** left us in June and has

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Editor.....Molly Golubcow



RESIDENT Spotlight...

Jerry Segal

There are no if, ands, or buts - Jerry Segal loves the Vassar. As a resident with his wife Marilyn for over 35 years, he has enjoyed living by the sea, but also has put in much blood (hopefully not literally), sweat, and tears to help Vassar look and keep its reputation of being the Queen of the Ventnor Boardwalk.

During his four years on the Vassar's board, he served as Vice-President, Treasurer, and even as President for two years. Although Vassar residents may see him on occasion, the amount of time, effort and dedication Jerry has given to the board for the past four years, and to the building in general, has been astonishing.

From organizing the Annual Swim Races to getting our By Laws updated to going over the budget - line by line over and over, Jerry's many contributions have made the Vassar a much better place than it was in 2012.

The list of projects that Jerry has had a hand in include the Hired hiring a professional engineering firm to access our infrastructure and life expectancy, responsible for upgrading our grounds and especially the area on Jackson Ave, instrumental in making our Jackson Avenue door work easier, purchasing small carts for unit owners, pushed to have our stairwells, trash rooms, and washer dryer rooms made neater and cleaner, moving library to first level, upgrading our front desk, formulating a direction and financial program

to address the needs of our building, new member directories each year, and more.

By now, most of you know Jerry Segal is not seeking re-election to the board. He has other commitments that preclude his running again. Tom Sheridan, our current President, will sorely miss Jerry's guidance. Sheridan explains, "As a board member for the last three years, I've had the pleasure of working with Jerry. Behind the scenes, Jerry has done more for our building than most people would ever know. He has a tremendous eye for detail and for what needs to be done. With his talent, wit, and quick thinking he's been a welcomed member of our board. He's a man who deserves a great deal of credit for the many accomplishments made in our building since 2012."

So, if you see Jerry in the halls or in the elevator, give him a pat on the back, a handshake, and a heartfelt thank you for all he has given to Vassar Square.

ATTENTION UNIT OWNERS!



All good things must come to an end.... When you leave Vassar for the winter (or even for a week), PLEASE make sure you turn off the light, **air**

conditioners, unplug any unnecessary appliances, **CLOSE** your windows, and clear off your balcony!

It's the right thing to do for you and Vassar – saves money and energy – for you and Vassar! **SO**, before you say good bye to your lovely home by the sea, make a checklist of things to do **BEFORE** you leave for the winter!

The Annual Schwartzberg Hot Dog Extravaganza -



Wine & Cheese Party – July & August



2016 Swim Races – Move Over, Olympics



From the President's... *(Continued from Page 1)*

Not only have we improved the reliability of our fire, water pressure, domestic hot water and lighting systems this year, we also reduced ongoing maintenance costs and have lowered our utility bills by about 15% in total.

At the present time the board and management are seeking proposals to undertake the hallway remodeling during the off-season. The scope of work will include new carpeting, wall coverings, and a fresh coat of paint throughout every floor. The two extra condo payments being made this year will help cover the cost of this upcoming project.

If there are other things you believe need to be done to improve our building, please be sure to let us know. The best point of contact is Gregg, our manager. Even though the many comments received thus far have been favorable, there is always more to be done. Your thoughts and comments are always appreciated.

!!!! ELECTION RESULTS!!!!



2016-2017 BOARD MEMBERS

TOM SHERIDAN

NORMAN BERGER

STEVE SHAPIRO

PAUL SNYDERMAN

RHE MCLAUGHLIN

Manager's Message *(Continued from page 1)*

relocated. Our newest year 'round staff member, **Luis Henao**, has proved his abilities in filling Sam's shoes for the past two months.

Successful in-season activities to date at Vassar Square have included Friday Night Movies, twice per week pool aerobics class, Saturday roof top yoga class, 4th of July weekend swim races and luncheon, July ice cream party, and a July wine and cheese party. Still to come are the membership annual meeting, Labor Day weekend swim races and lunch, and continuation of movies, and aerobic. Quite the busy calendar for our residents.

The **Carisbrooke Cafe** has been a resounding success. Many thanks for your fine service, **John and Agnes**. Not only do they provide delicious fare at reasonable prices and great service for their customers, they've also been the caterer for in house events like our Memorial Day Brunch, wine and cheese events, and ice cream party. They've also catered a couple of private events in our party room. They will be open a week or two after Labor Day and would appreciate your patronage.

What's up for our off season here at Vassar Square? Our Board of Trustees has been working for over a year with designers and contractors to renovate our 19 residential hallways. There have been no decisions or contracts signed for this major undertaking. We are currently in the proposal stage working with three designers who have recently done the same paint / paper / carpet efforts at nearby condominiums and commercial facilities.

And finally, to those of you who use the 20 storage lockers in our street level garage, please inform management of your assignments (for administrative purposes. Thank you, and enjoy the remainder of the summer at the shore.