



# The Vassar Times

A Newsletter for and About Vassar Square...

May 2022

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*Molly Golubcow, Editor*



## A Message from the Board

By Paul Snyderman, #907

I want to thank everyone who took the time and effort to review the recommended changes to our By Laws. **Of the ten areas that were recommended to be changed, we received enough approval votes to adopt eight modifications of the By Laws that will clarify our procedures and processes. We will have the amendments prepared for submission to the City of Ventnor and make the entire set of By Laws available for you on the Portal.**

Considerable progress was made over the winter working through the process of obtaining a "second opinion" concerning the exterior of our building as well as getting a thorough review of interior structural elements by highly qualified structural engineering firms. These engineers will provide detailed evaluations of the building exterior and will follow a separate method to explore the inside structure. The findings from the prior engineering study will also be a part of the analysis. **At the conclusion of the "second opinion," we will have the specifications necessary to bid out the repairs to contractors along with a plan for the sequence of the steps and how long the repairs will take. The bidding process will also provide the Board of Trustees with the information necessary to develop a financing plan for the repair work.**

The indoor garage was previously identified as the most urgent part of the building needing repair. **Over the winter, the Watts Restoration group completed repairs to the interior parking areas and the ramps that lead to the different levels in the garage. This work was funded by our Capital Reserve.**

Finally, in August the terms for all five seats on the Board of Trustees will expire. I encourage everyone to consider running for office at Vassar. Your personal and professional experience could be very valuable for seeing to it that Vassar continues to

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## IMPORTANT!

The Vassar 2022/2023 Budget was unanimously approved at the May 5th, 2022, meeting of the owners and the Board of Trustees.

This includes an increase of 7.23% in Owners Scheduled payments beginning June 1st, 2022. The proposed budget is based on both recent and anticipated increases in expenses including those for repairs to the building exterior. The Board also decided to reinstate, for this fiscal year, the two additional payments to the Reserves: one in July 2022 and one in September 2022. There will be no coupons distributed to owners. If you are currently enrolled in ACH with CAMCO, the extra payments will be debited with your July and September payments. See the CAMCO Portal for payment details.

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- # 2005A Wendy Goldberg
- # 1009A Aimone Condulmari
- # 308 Marlene Shoenfeld



## Annual Service Fees

Annual Service Fees begin on May 15th, 2022 to May 15th, 2023. All new tags for 2022/2023 will need to be displayed on cars, beach chairs, beach

umbrellas, and bikes. Annual Tags will be placed in an envelope for owners who sent in their form and paid. An email blast will be sent to owners telling them when they can pick up envelopes at the Front Desk.

**Note:** Vassar Beach Attendant Services will begin on Saturday, May 28th, 2022, from 10:00 AM to 6:00 PM. If you would like to use your own lock to lock up your beach chairs before May 28th, the sawhorses will be on the beach by May 15th.



## From My Kitchen...

By Marilyn Segal, #710



### Limoncello

- 10 lemons - peeled
- 3 ½ C. water
- Vodka
- 2 ½ C. sugar

1. Place lemon peels in a bowl and cover in vodka for 4 days.
2. Add sugar and let stand overnight.
3. Strain liquids into a bottle.
4. Refrigerate and enjoy!

## Shore Restaurant Review

By Gary Fisher, #204

Dining at **Setaara**, the Afghan-French BYOB restaurant in Atlantic City's Ducktown, may restore your interest and respect for the ancient Afghan culture. And, if you order from the Afghan menu (not the French) you will almost certainly be rewarded with a culinary experience worth remembering. In addition, the décor will make you forget that you are in a casino: the setting would not be out of place in Morocco or Israel.



The two-story courtyard, open to the sky, is the main dining area. The walls are festooned with decorative lights, hanging plants, floral arrangements and a large bird cage (with

songbird). The décor is authentic and homey (that is, if your home is in Kabul or Casablanca).

The menu features a variety of Afghan dishes including an assortment of **Kabobs**, **Mantu** (hand formed dumplings), and **Kofta Chalau** (meatballs with Afghan spices). There are also a number of European entrees like **Bouef Bourguignons** and **Lemon Caper Salmon** as well as some Afghan vegetarian dishes. The Afghan rice, which accompanies many entrees, exceeded my rice expectations. I loved the texture and it was unusually tasty. For dessert, try **Baklava** or **Afghan Pudding**.

Setaara - 2322 Arctic Avenue in AC (across from White House subs).

<https://setaaraac.com/home>.

## The Queen Bean Coffee Bar & Bistro

opened on Friday, April 1<sup>st</sup>. Can you smell that wonderful coffee aroma? If so, the café



at Vassar is **open 7:00 AM to 3:00 PM, 5 days a week** (closed on Tuesdays and Wednesdays in May).

Click [here](#) to read more and see the latest menu.

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## Abs and Quads of Steel at Vassar



Our beautiful gym, overlooking the AC Boardwalk just got a shipment of **new cardio fitness equipment** from Star Trac –three

Treadmills, a Cross Trainer, Recumbent Bike, and an Upright Bike.

**NOTE:** If you are not sure how to operate the new equipment, a trained member of Vassar's staff will assist. Please contact **Melanie Lorenz** for more info.





## Passover - Vassar Style

On the second night of Passover, 40 residents gathered to break *matzot* together and celebrate Passover.

*Haggadah* readings and songs, like *Deyeinu*, were “superbly” led by **Eric Newman** and several helpers - including **Brody Slotnick** and **Whitney Newman** to help with the, The Four Questions.

An enjoyable evening was had by all. Special thanks to **Marcia Alterman**, **Elisa & Lee Widman**, and **Sue & Alan Block** for setting up the tables and serving the dinner – putting professional waiters to shame! In addition, a lovely Passover dessert tray (jellies and macaroons, of course) was provided by **Myrna Tryor**.

In keeping with the 10 Plagues tradition, plastic locusts and frogs were scattered on the tables. **Linda Newman** cleverly illustrated other plagues like bubble wrap for boils and red Jello turning water into blood. Although not always appetizing to discuss at dinner, the plagues were a big hit. Catered by Downbeach Deli, the food was also a huge hit – from matzoh ball soup to brisket!

And as it is said, “Next year in Jerusalem” (or the Vassar Party Room)!

To view more Seder pictures and a video (Thank you, **Jamie Slotnick**), go to [our website > Photo Gallery](#).

## Vassar “Gears Up”: The Bike Squad

*Calling all bike enthusiasts (or want to be’s)!*

Summer of 2022 offers an opportunity for a regular, group bike ride for Vassar Square bicyclists.



Rides will take place 1-2 times a week starting at 8:00 AM to avoid traffic on Mondays,

**Wednesdays, or Fridays.** The rides will start/end outside the Bike Room at Vassar Square. Rides will be organized for beginners and advanced - 10 to 25 miles and a maximum of 12 cyclists per ride to destinations like Longport, Gardener’s Basin, and more.

**MUST Requirements:** Wear a helmet, bring your driver's license or other ID, and bring plenty of water. NO electric bikes on boardwalk (if the route includes the boardwalk).

Ride routes will be announced in advance – check the lobby signage boards and your email. Most rides will use the Atlantic Avenue bike lanes - avoiding the Boardwalk whenever possible. Possible destinations: Longport, Ocean City, Linwood, Gardner's Basin, Brigantine.

**First Ride:** Wednesday, May 11<sup>th</sup>

To sign up, contact **Gary Fisher** - [gfish1684@gmail.com](mailto:gfish1684@gmail.com) or (215) 601-2307. Walk ups permitted, if space allows.



## *The Digital Committee - An Update and Looking Forward*

By Todd Salkovitz, #409

**Who we are:** The Vassar Digital Committee, **Molly Golubcow, Tom Ruggiero, Lee Widman, Gary Fisher, and Todd Salkovitz** (with board liaison **Linda Newman**).

**Our goal:** Increase communication at Vassar. For example, the installation programming of digital monitors in the main and Jackson Avenue lobbies, and the distribution of the quarterly **Vassar Times** newsletter.

Behind the scenes, we've helped untangle the myriad of competing networks and internet hardware/accounts in the building to revamp our digital footprint. This has resulted in faster Wi-Fi in the lobby, gym, and Party Room. We were responsible for the purchase and configuration of a new TV in the Party Room, with full cable access, and a Sonos Beam (sound bar) for awesome Bluetooth connectivity to play anything from your own device (to connect, be sure you are on the Vassar Roof wireless network, and select the sound bar via Bluetooth).

Currently, we are streamlining online Vassar forms and documents and reviewing and posting as much information as possible on our website or the portal.

In addition, we are developing a **Vassar Welcome Kit** to be given to all new owners as they join the Vassar Community. The kit contains helpful information and tips to make our newest owners feel welcome explaining everything from parking to beach entrances and so much more. And, **we've heard you** - a new Owner/Tenant Directory is coming!

## **"Skycammer" – Part 2**

By Tom Ruggiero, #600

Fast forward to 1995, Garret Brown, in addition to being a great inventor was even a better salesman. With all of our issues, he still convinced NBC to pay for the development of four Skycam systems to be deployed at the '96 Summer Olympics in Atlanta.

We assembled a strong team to develop Skycam 3.0. I designed the electronics and the winch servo controlled system. Our Olympic experience was very successful, with the exception of a "nervous minute". Just before the start of the opening ceremonies, while I was ready to take a bite out of a sausage and pepper sandwich, my walkie talkie lit up – "Skycam get down on the field!!!" .... standing on a ladder in front of a full Olympic Stadium while the scoreboard was messaging – 3 billion people watching, I nervously "tweaked" the microwave transmitter signal on the spar ..... successfully! The rest of the Olympics went off without any major issues at all four Skycam venues – swimming, equestrian, gymnastics and the Olympic Stadium.

The personal thrill for me was being able to get very close to Muhammad Ali while he lit the Olympic Flame. Unfortunately, he struggled to light it and I mentally struggled along with him. I never thought I would ever get that close to one of my all-time heroes.

The huge success at the '96 Olympics, for Skycam©, paved the way for continued success. It is personally very satisfying to know that all of the stress and hard work put into this endeavor has culminated in the ultimate success that the Skycam© continues to enjoy.

Today you can't watch a nationally televised college or NFL football game without seeing the Skycam© flying around the stadium, producing awesome shots.

## A Message from the Board

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**in a positive direction.** We have the ongoing support of our Manager, **Melanie Lorenz**, and the CAMCO organization, but the key decisions for Vassar Square are fundamentally directed by the Board of Trustees working on behalf of the ownership. In a few weeks the election process will begin and will again include a **Candidates Night** to introduce candidates and allow them to describe their qualifications and answer questions.

**Wishing everyone the best of health and happiness as we all look forward to the summer season!**

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***Please Read – And Consider...***

**GET  
ON  
BOARD**

This year, all five positions on the Board will come up for a vote. Please consider running for a Board position.

There will be 2 three-year terms and 3 two-year terms. **Please think about throwing your hat into the ring!**

**Vassar needs you!**



## Everyone Into the Pool!

The pool will reopen by the 20<sup>th</sup> of May – check the Lobby Message Boards for updates. Pool Aerobics with **Lisa Kunduff** will begin in June as well.



Grab your reusable bag and head down to Ventnor's locally grown Farmer's Market – fresh flowers, seafood, pasta, and plenty of Jersey grown fruits and veggies!

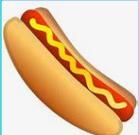
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## Coming Soon: Vassar Committees!

All owners will receive a notice to apply for one of Vassar's committees along with an updated version of the Vassar by-laws.

**Stay tuned!**



Date	Event	Sign Up and Info
<b>Friday, June 10th</b> 5:00PM - 7:00PM	 <b>Welcome Back!</b>	Vassar Lobby  Light hors d'oeuvre & beverages
<b>Saturday, June 11th</b> 11:30AM	 <b>Vassar Bookies - Annie McCormick (Action News Reporter)</b> <i>The Doctor, the Hitman &amp; the Motorcycle Gang</i>	Party Room  Signup sheet will be at the front desk.  More information to follow...
<b>Tuesdays &amp; Sundays</b> <b>Starting June 5<sup>th</sup></b> 9:00 AM on Tuesdays 9:00 AM on Sundays	 <b>Pool Water Aerobics</b>	<p style="text-align: center;"><b>10 limit per class</b></p> <p style="text-align: center;"><i>Please be prompt.</i></p>
<b>Sunday, July 3rd</b> 12:30PM – 2:00 PM	 <b>Kid Races in the Pool &amp; Hot Dog &amp; Ice Cream Party</b>	Pool Side More information to follow...
<b>Saturday, July 16<sup>th</sup></b> 11:30AM	 <b>Vassar Bookies - Louis Greenstein –</b> <i>Mr. Boardwalk</i>	Party Room  Signup sheet will be at the front desk. More information to follow
<b>Wednesday, July 20<sup>th</sup></b>	 <b>Meet the Candidates Night for Board of Trustees Open Positions</b>	Party Room or Via Zoom  More information to follow...
<b>Saturday, August 13<sup>th</sup></b> 11:30AM	 <b>Vassar Bookies - Rhonda Fink-Whitman –</b> <i>94 Maidens</i>	Party Room  Signup sheet will be at the front desk. More information to follow
<b>Sunday, August 28<sup>th</sup></b> 10:00AM	 <b>Annual Unit Owners Election of Board of Trustees Meeting</b>	Party Room (In person/Zoom)  More information to follow...
<b>Sunday, September 4<sup>th</sup></b> TBD	 <b>End of Summer Gathering</b>	Party Room  More information to follow...

**NOTE: More Vassar events to follow in the summer months.  
Check Vassar's Digital TVs for updates.**