

Edgewater Condominium Association

Board of Managers' Meeting - January 28, 2023

Called to Order by: Lee Davies 11:08 (technical issues)

Members Present: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary

Members Absent: Rick Clawson, Manager

Guests Present: John Jones #1102, Lisa-Gaye Shearing #507, Ron Moreci #608, Barbara Deets R#509, Pat Smith #402, Mike & Esther Luce #1203, Marilyn Gollnitz #1002, Don Laird #406, Jeff Holloway #602, Mary O'Leary #409, and Bill Horn #509

Open forum for Guests: No comments

Treasurer's Report presented by Nanette Bartkowiak: Financials as of 12/31/22 are as follows: Reserves \$43,724.90 * Checking \$120,342.36 * Total \$164,067.26 * Accounts Receivable \$16,352.62 * Net income - \$8,434.00 (this has improved from earlier) and Capital Expenses the same at \$72,799.00. HOA fees more than 90 \$3,666.43 with communication and working on catching up on all fees. We are in good shape for the end of the year. Lee asked for the difference in balance from January 2022 to December 22. Nanette reported on January 1, 2022, we were at \$161,000 and for the start of January 2023, we are at \$197,000. It does look like we are better off starting January 2023 than we were in January 2022, but it is unclear if the new Gator had been taken out when the January 2023 financials were reported, which may be the difference. Even so, the consensus is that we are doing well compared to last year at this time. A motion to approve the Treasurer's report was made by Colleen and seconded by Kimberly, with no discussion. The motion carried in favor 5-0.

Secretary's Report presented by Kimberly Alonge: A motion to approve the Secretary's report of meeting minutes from December 27, 2022, was made by Suzanne and seconded by Colleen, with no discussion. The motion carried in favor by 5-0.

Manager's Report presented by Colleen McCarthy for Rick Clawson:

Roadside Balcony Lighting: An owner-installed covering for the outside balcony lighting was removed. Owners cannot cover up outside lighting without purchasing an approved cover that the Association will install. See Rick with questions.

Dumpster Abuse: We continue to have residents put furniture, small appliances, heaters, etc in the trash dumpster. This is a cost to the Association if they are in the dumpster. There are ways to dispose of these items through the county and some for a small fee to dispose of Air Conditioners, for example. Please contact Rick for more information. We will have a new surveillance camera installed to monitor the areas more closely. It does cost the Association money, time, and effort when residents dispose of items not warranted for the trash dumpster. It is our individual responsibility to take care of the items on our own that do not belong in the dumpster.

Driveway Deterioration: The entrance and exit roads have deteriorated from the winter weather. Patching will be done as soon as the temperature allows. The entry road continues to receive patching and it would be better to have it completely redone, but that is very expensive to do. In order to keep maintenance fees in order, we will continue to keep patching as a cost savings measure.

Drainage Issues – 1100/Office: There is a drainage issue at the 1100/Office building. When it rains, the entrance to the Office collects water to the bottom of the door frame, just short of flooding into the building. Contractors have been onsite for possible solutions; it is a slow process to do so.

New Kayak Rack: A new kayak rack has been built by our maintenance crew. Rick will put photos of the new rack in the February newsletter.

Electric Meter Identification: Rick is working with Westfield Village Electric Department to find a way to identify electric meters for each unit. Right now the meters are outside the individual buildings, but there is not a way of knowing not which electric meter belongs to which unit.

How Water Tanks: A reminder to send proof of hot water installation to Rick. We will put in a spreadsheet and make sure they are being changed out to avoid flooding issues. If you have not submitted this information to Rick, please do so if you are here or when you get here later this year. Look for an article in the newsletter on how to figure out the age of hot water tanks.

Comments from the Floor:

Nanette asked for more information regarding the roadside balcony lighting cover situation. Lee replied this concerned the overhead lighting on upper decks. New owners had issues with light shining in the window, so they covered the lighting and that affected the safety regulations. Association can install different fixtures if owners purchase them. Please contact Rick for the source to purchase if needed; owners will purchase and we install for them. People cannot hang things over the lights to cover them. It is a fire and safety hazard to attach anything to the existing fixtures. **Lee** made the reminder that if you have a contractor in your unit, they are not entitled to use the dumpster to dispose of construction materials or water heaters, for example. It is part of their job to remove the materials and dispose of them on their own and not at our facility. Please remind your contractors of this.

Old Business: A previously tabled request continues to remain tabled as additional information has not yet been received.

Recreation & Social Committee Report: Lee reported Marilyn Gollnitz is stepping back from leading the Recreation & Social Committee and we are looking for someone to step up and head the committee. This involves planning and organizing events for our Community. Lee thanked Marilyn for her years of dedicated service to that committee whose purpose is to create camaraderie. Marilyn noted she will help guide the new person get started.

New Business/Correspondence:

Huggins (#610) Flooring Request: This is an upstairs unit request for luxury vinyl plank flooring installation with throw rugs in designated areas. The request was for an exception to the upper unit flooring rules with the specifications the owner was given, though the Board did not receive this information. After much discussion, the Board agreed the request did not follow our rules and was not a good fit. A motion to deny the request as made by Kimberly and seconded by Suzanne; the no further discussion. The motion carried in favor 5-0.

Moreci (#608) Water Question: Correspondence was received from #608 regarding the water shutoff valves in the building. Lee explained the older buildings have plumbing issues within their designs. In this case, if the resident in #608 shuts off the water to his unit when they leave, it would shut off water to the unit below him as well. Because the plumbing in the walls is association property, the owners cannot make changes to the plumbing in the walls, but they can install a valve that just shuts off their water, but leaves the other unit's water on. Further explanation: The owner in #608 wants to turn their water off so they don't have to keep heat on; thus saving money in the winter when they are not here. If you can turn off water without affecting others that is great, but you are still responsible to maintain your unit at a temp and condition that it doesn't affect other units. In other words, if you leave no heat on through the winter and a pipe in the wall freezes, you would cause a problem for another unit(s) and are responsible for the damage caused. The Association cannot change the current plumbing as it was built, but this cannot be done; you buy the unit in the building as it was built.

Nanette asked if we could first confirm that if they turn it off upstairs in #608, there is no water downstairs in #610. Lee replied it has been done and it is shut off in #610 when #608 shuts off theirs. She agrees from a Board standpoint, what you buy is what you buy and something can be done, but a plumber is needed to do so. Nothing says everyone has their own shut off, but it is a good idea to install one. **Lee** commented it was just how the 600 building was built. In the building he owns, when they moved their water tank, they had a master shut off valve installed in their unit because when it came time to move the water tank, the only shut off was for the entire building. **Colleen** commented in her 400 building unit, they too had a main shut off installed in their unit. This is something all individual homeowners need to pay for if that is what they want. Lee stressed again, even if you install a water shut off valve in your unit, it would not relieve you of any responsibility to maintain your unit with heat; otherwise the pipes in the wall could be damaged if you let your unit go without heat and then you are responsible for the damages. **Bill #509**, asked if the 500 has the same issue as the 400, 600, and 700 buildings for water shut off. Lee noted most have one master shut off to building but individuals need to put in their own unit shut off. It is also a safety thing and recommend putting in a shut off if you don't have one. **Bill #509**, also led a discussion on hot water tank alarms. He suggested purchasing one online and a tip to wrap the path from the water tank to the alarm with a paper towel as the paper towel will soak up the water leaking quicker and thus get to the alarm faster to set it off.

Open forum for guests:

Don #406 - Asked if we are looking at the arborist coming out in the spring as the winds are damaging in the winter and the December storm brought a number of limbs down. He is concerned about the health and welfare of the trees as well as potential property damage from the storm. Lee replied that once the weather breaks the arborist will come out to check trees and then will be back again when ground is firm enough to support equipment to trim where needed. Lee will remind Rick to touch base with Don when they have a date.

Executive Session: Suzanne requested a quick executive session regarding maintenance items. No action was taken at the Executive Session.

Next Meeting: February 25, 11 am

Adjournment: A motion to adjourn the meeting was made by Colleen and seconded by Suzanne. The motion carried in favor 5-0. The meeting adjourned at 11:48am.

Respectfully submitted,
Kimberly Alonge, Secretary