

Edgewater Condominium Association

Board of Managers' Meeting - February 25, 2023

Called to Order by: Lee Davies 11:05 am EST (technical issues)

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

Guests Present: Barbara Deets R#509, David Gayley #1103, Marilyn Gollnitz #1002, Bill Horn #509, John Jones #1102, Stephanie Johnson #1301, Don Laird #406, Lisa-Gaye Shearing #507, Pat Smith #402,

Open forum for Guests: No comments

Treasurer's Report presented by Nanette Bartkowiak: Financials as of January 31, 2023 are as follows: Cash Assets: Reserves Account \$48,270.82 * Checking \$111,930.09 * Total Cash Assets \$160,200.91 * Accounts Receivable \$15,491.50 * Current Estimated Net Income/Loss for 2022 \$10,666.02 * No Capital Projects to report, thus Capital Expenses are \$0. HOA fees more than 90 days \$4,550.42 with communication and working on catching up on all fees. Nanette noted we understand circumstances do come up and we will work with, instead of against, people to get caught up. We do appreciate those who pay ahead as it counters those who do not. Rick noted he had received a couple of phone calls regarding paper bank checks sent to the Association that had expired at the end of 2022. This could be the reason why the outstanding balances look to be more than they are. Due to snail mail and some bank processes, delays can happen. A motion to approve the Treasurer's report was made by Colleen and seconded by Suzanne, 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 January 25, 2023, was made by Nanette and seconded by Suzanne, with no discussion. The motion carried in favor by 5-0.

Manager's Report presented by Rick Clawson:

Surveillance Cameras: New cameras have been installed by the dumpster. A software update is being performed this weekend. We have already caught a couple of people who did not break down boxes; they were huge and took up a lot of space. It costs money each time the dumpster is emptied and the cameras should make a big difference.

Drainage Issues – 1100/1200/Office Buildings: All are suffering from water issues as they are not draining properly. Rick is seeking prices for a solution. Stratton Service will be working on the back of the 500 building to get issues taken care of once the weather allows.

Concrete - Planned sidewalk repairs did not happen last year, so Masonry and More will be back here again as soon as the weather allows. Rick will speak with Norm about completing one entire building at a time, whether needed or not, instead of just the sidewalk pieces currently marked for repair. This would be more economical for the Association. We may also be able to make the sidewalks 6" wider which would help with snow removal.

Entrance/Exit Road Repair - Patching will begin once the temperature reaches and stays at least 50 degrees.

Electric Meter Identification: Is complete. The Westfield Village Electric department has identified every meter at each building, and which unit it goes to which was not previously known until now. Rick has received inquiries on electric on-demand water heaters. Past experience shows if we do not have enough power going to a unit to accommodate that, it will cause issues for the entire building. If someone wants to apply to do so, and it is approved, installation must be certified by an electrician that it is safe to do so.

Insurance Reimbursement: A check for \$19,683.26 was received for damages last year to the property located at the 400 building.

How Water Tanks: Sending out the eMail really helped gather information as we have about 40% of the owners information on their water heaters. He will send out another eMail and place it in the March newsletter.

Comments from the Floor:

Lee noted he was told there is not enough amperage to support the on-demand water heaters. In addition, if this is not your full time residence, they require much more maintenance. If interested in installing one of these, you will need to be sure it won't drain power to the entire building and thus affect other units. ***Nanette*** commenced that it is much easier to stick with what we have and what works than getting into something new. We have tried new things in the past that haven't worked out. She doesn't think it's worth the issues with the on-demand water heaters if someone can get a regular hot water tank. We have water issues and don't want to add electric issues. We don't have the time or money to start dealing with electric issues.

Old Business:

Recreation & Social Committee Report: Lee noted, as reported in the January meeting, Marilyn is stepping down from chairing the Rec & Social Committee. Nanette and Kimberly are co-chairing; there has been interest from other residents about participating, and Marilyn will continue to help out. Nanette commented the committee will work more as a group. We will meet as a committee, take different areas and lead those as everyone has different talents to share. It won't be as cumbersome to one person if we work as a group. Lee commented it is heading that way with the Beautification Committee; as there are many helping out. As always, if interested get word to the Board you would like to be involved with the Rec & Social Committee.

Beautification Committee: Nanette commented we need to get away from the thinking of "I pay my HOA, why can't I have everything done?" because in our HOA, we cannot put money into all the landscaping that so many owners help out with. It makes it nice that we all work together and get the job done. Anyone who wants to do something to help, we are happy to have you here no matter how many months you are here. If there was not a Beautification Committee, we wouldn't be able to have the beautiful gardens we do; they would be torn out and seeded to grass. Our limited staff could not keep up with the many gardens we have. The more people who help out, makes the entire property look better.

Additional Manager's Report Discussion: We had quite an icy episode on route 5 on Thursday; three cars went off the road. One landed in front of pond and did some damage, but we can handle the repairs. A van went into the grape vineyard- and will be turned in to insurance. Andy Putnam, the grape farmer who owns the vineyards, is putting together an estimate of damages. A third car stopped short of going into the vineyards in the same area as the van. Lee asked if Mr. Putnam could do those repairs himself. Rick stated, yes, as the van took out a few posts and wires, totalling less than \$1000. Our guys can't do that type of repair, so insurance information was obtained from the driver of the van. No one got hurt. We had a sheriff's car, the fire department, and local police on scene and directing traffic until the road was salted.

New Business/Correspondence:

#1104 Elson Concerns: Correspondence was received by Mr. Elson (#1104) with concerns regarding the (#1103) neighboring unit's installation of a Mitsubishi Air Conditioner. Mr. Gayley, #1103 owner, updated as follows: A plan was submitted and approved last fall regarding their porch and AC plans. He is meeting with electrician on March 3rd to address some of Mr. Elson's concerns about the installation. The main concern being digging a ditch through the back of the #1104 unit to the #1103 unit to run wiring for the AC in #1103 as there are concerns with the wiring being buried in the ground and the digging of the ditch itself ruining existing landscaping. Mr. Gayley noted this is how it has been done in other buildings for interior unit AC installation, rather than running wiring along the upper deck floor as suggested by Mr. Elson.

Lee's comments: Moving the wiring to the running base of the floor of the upper deck is fine for a lower unit install, until someone else wants to install an AC and there is no room to do so because there is only room for one. All interior units have been done on Association property without digging up anyone's property. If we keep installation underground, where they have been done, every unit on the ground floor can do it the same way, and keeps it equitable for the next person that wants to install AC.

Colleen's comments: - When their Mitsubishi AC was installed the contractor (Vecco Brothers) was the only contractor certified at the time to install the units. After much research and discussion, it was determined due to the distance between where the AC unit was located beside the building, and their unit, the wiring installation needed to be underground. A 3 ft deep trench was put in for the wiring and was thought 3 ft was best to avoid an accident if someone were to plant where the trench was put in. Their unit sits about 6-inches from the building wall, not touching the building.

Nanette's Comments: Does not want to see anything else added to the buildings. The foundation dig for a patio is 2 ft. The 3 ft trench depth will be safe and not likely to be an issue for landscaping. She also noted if the installation goes out past 30" inches grandfathered in for units, it becomes a common area of the property and going out past 30" for these types of projects means people don't have to worry about issues.

Rick's Comments: A concern of Mr. Elson is also considering any future new codes for construction, but Rick stated if insulation is needed when adding an enclosure, for example, a future code issue for that applies only to new enclosures added, not existing enclosures. Insulation could also be placed right over the line, if required to have it. Nanette asked if we can get the building inspector involved to get their opinion and to possibly allow Mr. Elson to feel better about the installation location.

Mr. Gayle's comments: The contractor can go out farther and around Mr. Elson's existing flower garden to preserve it. Lee stated he prefers the contractor go out past the 30 inches at the back of units to avoid damage to existing gardens. Rick commented he will identify where the lines are on our map for future reference.

Suzanne's Comments: It is safer to bury electricity than to have it overhead and so close to habitability.

Concluding Comments: Lee stated no motion was needed with the installation question as we have addressed it and will leave it up to the contractor to install the AC unit in the proper place with the least disturbance as possible. The motion has already been approved for the construction and AC. Our goal is to get older conduit off the buildings as it interferes with maintenance and is unsightly. Lee asked Mr. Gayley to coordinate with Rick when they are ready to begin installation and he appreciates him attending the meeting to answer questions.

Additional questions/comments: Mr. Gayley asked about the electric wiring for our buildings. Rick replied it does not run up and over the buildings, but is underground. He also answered Mr. Gayley in regard to the white PVC pipes on the buildings that hold the old internet lines from Fairpoint Communications, that will be taken down eventually. Mr. Gayley asked about existing blue lines in his unit from the previous owner's DISH system. Lee replied he can cut the wires and dispose of them.

Open forum for guests:

Pat Smith #402 - Commented they had concrete poured in front of their unit, the plants there were dug out. She asked if the process to replace them is with the owner or Association. Lee responded, if she wanted something in particular, she could replace and maintain new plants. Otherwise, the Association will replace them. He noted the Association would prefer not to have owners plant roses, though pretty, they are a lot to maintain and we do not have the help to do so. He suggested beach stones and/or hostas. Colleen noted that Pat has a phenomenal green thumb and works hard on the Beautification Committee. Lee commented the roses previously there were pretty and hopes to get it back to something as nice.

Executive Session: An Executive Session was not held.

Next Meeting: March 25, 11am EST via Zoom.

Adjournment: A motion to adjourn the meeting was made by Colleen and seconded by Nanette. The motion carried in favor 5-0. The meeting adjourned at 11:42am.

Respectfully submitted,
Kimberly Alonge, Secretary