

Edgewater Condominium Association

Board of Managers' Meeting - April 29, 2023

Called to Order by: Lee Davies 11:01 am EST

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: R. Correll #801, B. Deets R#509, E. Gillett #308, M.&N. Gollnitz #1002, B. Horn #509, A.&J. Jones #1102, D. Laird #406, M. & E. Luce #1203, L.&M. Sinatra #1201, P. Smith #402

Open forum for Guests: B. Horn suggested a tip for everyone regarding the upcoming power outages: Fill milk jugs with water and freeze beforehand and then keep in the freezer and/or refrigerator to try to keep cold.

Treasurer's Report presented by Nanette Bartkowiak: Financials as of March 31, 2023 are as follows: Savings \$57,363 and growing* Checking \$129,885.41 * Total Cash Assets \$179,126.44 * Accounts Receivable \$14,448.99* Net Income \$49,528.91 and increasing every month. We were in the negative at this time last year, but we now are doing well * No Capital Projects to report, thus Capital Expenses are \$0. HOA fees more than 90 days \$1,578.88 as the lowest Nanette has seen since she came on board. Our numbers look good. 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 March 25, 2023, was made by Suzanne and seconded by Colleen, with no discussion. The motion carried in favor by 5-0.

Manager's Report presented by Rick Clawson:

-Community Garden – Tony Lazarony: Tony will spearhead the garden again this year. If you want to have a spot in the community garden, contact Tony. He did a great job last year and everyone had good gardens.

-Pool Preparation: The crew is moving forward with pool preparations and it should be ready in the next two-three weeks. A replacement motor for one of the pumps is needed this year as it burned out. These motors run 24 hours a day 6 months out of the year. The electrician will be here on Monday to wire for installation of the new motor.

-3320 Tractor: The 3320 tractor is now working and ready to roll. Unfortunately, the new Gator now has issues but it is under warranty. The new Gator was picked up by LandPro on Friday for repairs and should be back next week.

-Fitness Room Heat: The fitness room heat has been an issue and the power system for that room is in need of some TLC. It keeps tripping relays; the electrician will be here on Monday to get it resolved.

-Spring Preparation / Property Inspection: Colleen and Rick drove around to inspect properties and created a list of things to do. They did notice that the back of some of the units needed to be cleaned and organized. When things look cluttered and are stacked haphazardly, it doesn't look good and creates a bad look for the whole community. We all need to work together on this.

-Planned Power Outages (Rick turned over to Marilyn & Avery): A planned power outage to Westfield is scheduled for Saturday, May 6 and Saturday, May 13 starting at 5:00am. The outage is expected to last for 12 hours each day. Coffee, donuts, and tea will be available in the pool building from 9-11am. The Fire Pits will be going and Norm will lend his generator for coffee and tea preparation. Let Avery or Marilyn know if you are coming so there are enough donuts. There will also be heat if the weather doesn't cooperate those days. Please bring your own mug. We hope people come so we can enjoy being together in the dark. Colleen added there will be lanterns at the pool house so it won't be too dark. Lee thanked Marilyn and Avery for their kindness in getting this organized and hopes to see everyone come over to the pool house.

-Contractors: 1200 Roofing and 500 Lakeside

-1200 Building Roof: Four bids were received for the roof on building 1200. Rick also contacted Tony Lazarony's company for a bid, but they were not interested; Tony appreciated Rick reaching out to his company.

-508 & 509 Lakeside: Stratton Services is working on 508 and 509, as weather allows. Both unit owners are replacing doors in the back, as this is the responsibility of the owners, and we hope this will help resolve the leak issues to the downstairs units in 503 and 504.

Comments from the Floor: Lee asked for clarification on the Gator needing repair. Rick answered there are some electrical issues as it wasn't shifting properly; rather than take a chance of damage he called LandPro to get it fixed.

Old Business:

-Recreation & Social Committee: No report other than from the planned power outage information in the Manager's report.

-Building 1200 Roof Replacement: Rick reported we have all of the bids at this time. Originally we asked for bids for only the lakeside of the roof. Then we had the contractors look at a full roof bid in hopes it would be more cost effective and a long term savings, but it does not appear to be so. The questions are: should we do the half or whole roof and which contractor do we use.

-Rick noted the low bidder does not want to do half roof, but is subsequently the low bidder for the whole roof. In addition, we need to consider replacing the chimney covers; there are 3 that need to be replaced as the T1-II is deteriorating. Lee confirmed there is a line item in the budget for the chimney covers to be done at the same time as the roof replacement(s).

-Lee stated the change to the Rules and Regulations that with every roof replacement antennas and satellite dishes will be removed and not put back up. Those with an antenna or a satellite dish will need to switch to the internet/cable we have in the community.

-Nanette asked what kind of guarantee of longevity was offered with replacing the whole roof. The roof on there now has not lasted long and shingles have a 25-year defect warranty. But, when implementing a warranty, will they look at the condition and say that it gets extreme weather so it's not covered in the material defects warranty.

-Lee noted the road side of the roof is in good shape and may not need to be replaced but the lake side does need replacing.

Old Business (continued):

-Building 1200 Roof Replacement (continued):

-Colleen spoke of looking at the estimates, but felt perplexed with each being just a little different with what they do and how they are written up. She asked if a metal roof might be a solution as the roof gets hit hard with the weather and if metal was more cost effective and if they last longer.

-Lee added we have talked to a couple of metal roofing people, but they would have to do the whole roof if we switched to metal. The best was a company out of Erie; they do progressive metal roofing projects but will not do commercial roofs. The price of metal roofing is higher than asphalt shingles, but does last longer.

-Nanette asked if the lake side is always going to be a problem, can the companies look into above and beyond what is done on a normal roof to protect it. Rick added when the bid requests went out, he asked for shingles that will withstand 150 mph winds, which is the most we would most likely ever see. Lee added what is done now should be a better product than what was put on the roof years ago.

-Suzanne added the company who bid to do only the whole roof (Burns & Scalo) offered an ice and water shield installation in their bid, which will be installed all the way to the top as well as the use of storm nailing, which also uses more nails, instead of required nails. All of this gives more protection. Lee agreed the installation of a weather shield all the way up is a good idea. Suzanne added that Burns & Scalo has a 5-year warranty on workmanship as well as a warranty on the actual shingles. If any issues happen in the first 5 years, we are protected. They did not want to do the half, only the full roof, due to a warranty issue. Lee agreed it made sense to do it all at once so as not to have two different kinds of roof on the building.

-Colleen noted that there were differences in the way the bids were written up and questioned if one may have just written it up better than the others or do the others do the same and just didn't write it that way. Rick stated they all had the same request of proposal, of which all received were the bid minimums, but some came back saying more needed to be done than the minimum roof replacement. Nan liked the attention to detail with the ice shield all the way up and Lee also liked the detail they provided and the fact they went above and beyond; they are the low bid when you look at the whole roof replacement. Rick agreed it was a very comprehensive bid from Burns and Scalo.

-Larry Sinantra asked what kind of money we were looking at for the roof replacement. Rick answers \$47,780 for the full roof. He added the median price was around \$50,000 for all other bids with Stratton Services at \$47,000 and one as high as \$58,000.

-Nanette made a motion to use Burns and Scalo for the full roof replacement due to their attention to detail in their bid as it gives us something to go back on when they are doing their work. Suzanne agreed and seconded the motion. The motion carried 5-0.

-In further discussion, Colleen noted she had never heard of the company and wondered if they have done work in our area or does anyone know of their work. Rick did not know of their work, but Suzanne stated she is familiar with the company and added it is a company out of Pittsburgh. The company replaced the roof of the building where she works, which is an old mansion and carriage house. Her company is very happy with Burns and Scalo's work. They are well known in the

Pittsburgh area and were in and out in three days for the work they did on the mansion and carriage house. She added that roofing is all they do.

Old Business (continued):

-Building 1200 Roof Replacement (continued):

-Lee noted since they are coming from Pittsburgh, they won't drag this out and that they plan on bringing everything they need here and work until completion which is an added benefit for us. Plus the added warranty on workmanship is great.

-Bill Horn stated he has experience with roofing and that there is quite a difference in the ice and water shields that companies use. What he first used years ago was ¼ thick, but has recently worked on a different roof and finds the shield is now quite a bit thinner. He also suggested telling the company to make sure they dry-in whatever they tear off because it's not good if rain gets in before they can complete the roof. Bill added that shingles should be guaranteed for 30-40 years.

-Nanette again made the motion to replace the whole roof, using Burns and Scalo as the contractor. Suzanne seconded. The motion carried 5-0. Lee asked Rick to notify Burns and Scalo so we can get on their schedule and to also let the other contractor know they weren't selected. Rick will follow up with all on Monday morning.

-Gillette Enclosure #308: Back in November 2022, the Board received a request for renovations. After reviewing the drawings, the Board had questions on floor covering and plumbing. Mr. Gillette received a new copy of the drawings today and forwarded it to Rick, who forwarded it to the Board right before the meeting began. The new drawings indicate that everything is now as it will be completed. Lee stated one question the Board had was to make sure the carpeting was placed on all floors, with the exception to the kitchen and bathrooms, and not hardwood flooring where carpeting should be. We also questioned the plans for relocating the plumbing as the plumbing in the walls is considered the property of the Association.

Mr. Gillette stated now they are only taking out the current outer wall and extending the living space as the plans show, basically incorporating the existing porch with the rest of the unit and nothing beyond that. He confirmed the flooring will consist of replacement of the current carpeting only, nothing for the kitchen or bathroom floors will be done. They are just enclosing the current patio and no plumbing will need to change as they are not reconfiguring the kitchen at this time. He also stated that during construction, if any issues come up, he will come back to the Board to see if a change needs to be approved or not and will halt the renovation until questions are answered. Lee stated he hopes it all goes smoothly. We have reviewed the plans for moving the wall that we have approved in the past and do encourage this as it is beneficial in preventing leaks in lower units. We appreciate that Mr. Gillette is doing this. Mr. Gillette noted they felt more comfortable with the new plans submitted for approval.

Nanette made a motion to approve the renovation plans as submitted for #308. Colleen seconded and the motion was approved 5-0. Lee asked Rick to send the letter to Mr. Gillette with the forms of approval.

-Nominating Committee Selections: Colleen thanks everyone on the committee for their great participation. She noted the committee has completed their list of people to put forth and those people have been contacted for the required information to be submitted. Rick will send out a mailing with the community members on the ballot. After that list is out, if you want to add your name to the ballot list, you will need to follow the procedures as outlined to submit your name to run.

Lee summarized the procedures from the By-Laws: A letter will be going out to all owners with the list of candidates and their bios. For anyone not on the list that wants to run, you will need to petition to run and obtain at least 10 names on your petition. The petition, with the 10 names, must be submitted by the date specified

-Nominating Committee Selections (continued):

on the letter. The information for both those on the ballot and those petitioning to be placed on the ballot, is time sensitive and must be back in time for the ballot to be mailed. All dates will be listed in the letter with a follow up letter for the mailing of the ballots.

New Business/Correspondence:

-Rowe (1007) A/C Request

Plans were received from #1007. Lee stated it will be located at the end of the building, It is an interior upstairs unit, and wants to make sure the owners know installation will go up and through the attic. Lee stated the owner needs to make sure the installer must do so properly to maintain the integrity of the firewall. He added it is the normal course of installation with an interior upper unit and it is the best access rather than across the building. Colleen added a licensed contractor must be used for the installation. Lee asked if they said who the contractor was, but they did not. Rick will find out who is doing it and remind them the contractor must be a licensed contractor and properly insured for Edgewater.

Nanette made a motion to approve the A/C installation in #1007 with a licensed and properly insured contractor. Colleen seconded and the motion carried 5-0.

Open forum for guests:

-M. Gollnitz #1002: She has been thinking for several years to address where the bike racks sit in front of the #1000 building. They are partly in the overflow lot and partly in the grass. The guys cannot mow and it looks very messy where the grass is growing between the bikes. She asked if pavers could be put there so the bikes sit on the pavers and not on the grass. Kimberly agreed and asked if the pavers could be moved off the overflow lot as there is limited parking for the residents of #1000 building. The lot is often used by some not in the #1000 building and having a couple extra spots in overflow for guests, or residents from other buildings, would help the residents of the #1000 building park in their building lot when the season gears up. Rick will take care of placing the bikes on pavers and off the overflow lot.

Executive Session: An Executive Session was not held.

Next Meeting: May 27, 2023, 11am EST via Zoom.

Colleen asked to talk about the next meeting being held on the Memorial Day weekend and asked if we could hold it the Saturday before on May 20th -at 11:00am.

Suzanne made a motion to change the next meeting date from May 27, 2023 to May 20, 2023 at 11:00 am. Nanette seconded the motion and the motion carried 5-0.

Adjournment: A motion to adjourn the meeting was made by Suzanne and seconded by Nanette. The motion carried in favor 5-0. The meeting adjourned at 11:49am.

Respectfully submitted,
Kimberly Alonge, Secretary

