

Edgewater Condominium Association

Board of Managers' Meeting - May 20, 2023

Called to Order by: Lee Davies, President 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: B. Deets R#509, D. Gayley #1103, B. Horn #509, A.&J. Jones #1102, D. Laird #406, M. O'Leary #409, P. Smith #402

Open forum for Guests: B.Horn #509 asked when the contractor was going to stop back and finish the door installation at #509. The Office Manager was not aware it wasn't finished and will get hold of Stratton Services to find out their plans. He stated they are waiting on a new door for #508 and could be planning on finishing up #509 when they come back to install the door for #508, but he will confirm.

Treasurer's Report presented by Nanette Bartkowiak: Financials as of April 30, 2023 are as follows: Savings \$61,909.29 * Checking \$128,582.71 * Total Cash Assets \$190,492.00 * Accounts Receivable \$15,255.17 * Net Income \$53,018.00. There are no Capital expenses to report, thus Capital Expenses are \$0. HOA fees more than 90 days \$1863.36. A motion to approve the Treasurer's report was made by Kimberly 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 April 29, 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 : There was a meeting last week. There was a lot of enthusiasm and the garden planning is going very well. Pat will report more after the manager's report.

-Pool Preparation: There was an issue with the temperature sensor on the solar heater last week. It was reading the temperature at 175 degrees, which was incorrect. The sensor was replaced and is now working properly. Look for a good pool temperature by the end of next week with the nice weather forecast ahead.

-Animal Trapping: There are currently four traps out that have caught a possum and five raccoons, so they are working. Unfortunately, someone did release a racoon. Please don't do that. There is a \$50 charge every time a trapper comes here and this act was an unnecessary expense to the Association. Lee noted it is also very unsafe and not a good idea to mess with the traps as we are trapping them because they are out in broad daylight and could be sick. It was added if you get bit while releasing a trapped animal, it is then your responsibility. The trapper stated it is against the law and he could have the person(s) charged if they are caught releasing an animal from a trap.

-Contractors: 1200 Roofing and 500 Walk Replacement: Contractors for both jobs have been contacted but have not yet returned communication; they will be contacted again next week.

-1100 Building Drainage: A bid from Rizzo to take care of the drainage issue at the front of the 1100 building was forwarded to the Board. It was also discovered that Rizzo has expanded from trenching to rolled millings and black top repair; this is another source to consider if those services are needed.

-Community Garden: Pat Smith reported they had a meeting Thursday night and the garden has been staked out. There are residents from 12 different units and four new gardens. There is still some space left if anyone wants to join in. They were given a compost bin to start composting. Everyone is enthusiastic and ready for the weather to cooperate to start planting. She asked if, in the Newsletter, it could be noted there is one 40ft row that can be divided in two 20ft rows and two 5x5 squares not claimed. The garden is staked out with everyone's unit number on the stake; it is very organized this year. It was noted the buildings and grounds crew hopes to replace the fence with something similar like the dog park fence. Pat noted they had talked about putting a gate on the other side and moving one of the water tanks to the opposite side to have water on both sides of the garden. Lee asked if the compost bin will be something people who are not gardening contribute to or just those who are gardening. Pat noted the committee will study up on composting before starting; she has a source for that and when complete, there will be signs about what can go in and what cannot. There will be more discussion to follow.

-Comments from the Floor: There were no further questions on the Manager's report.

Old Business:

-Recreation & Social Committee: Kimberly reported she has prepared a Google Form with a list of ideas and requests for suggestions that will be sent to all residents after meeting with those interested in joining the committee. More information to follow.

-Nominating Committee Selections: Lee noted the Nominating Committee information has been sent out and we are now in the waiting period for those who wish to submit a petition to run; to date, there have been none received. The follow up letter and ballots will be sent out this week with information on how to vote as well as deadlines for voting and the June 20, 2023 Annual Meeting information.

New Business/Correspondence:

-Rizzo Excavating & Trucking Proposal for 1100 and 1200 Building Drainage: Lee confirmed the Board was in receipt of the bid proposal from Rizzo for drainage at the 1100 and 1200 buildings. He noted it was not budgeted for, but is a priority for the buildings. Colleen asked if we could pull funds from somewhere else to put toward fixing the drainage issues. Lee noted the bid price was reasonable to trench and install catch basins with outgoing lines. Nanette would like to get it done now to save money down the road. Rick confirmed it was around \$4,000 to fix and suggested the 1100 building be done over the 1200 building right now. The 1200 building needs extensive concrete and sidewalk work to which the drain issue can be addressed when the concrete work is done. Colleen made a motion to approve the bid from Rizzo and Nanette seconded. The motion carried 5-0

Open forum for guests:

-700 Building Drainage Issue: A drainage issue came up inside the 700 building where sewer was backing up in the 704 and 705 units. To date, an outside cleanout was never known of or located before this issue. After inspection on Friday by contractor Casale's Plumbing, Heating and Air Conditioning, it was located buried under a flower garden on the south side of the end building next to the 705 unit running south to north. The drain has since been marked as such as well as another discovered and

Continued: Open forum for guests: - 700 Building Drainage Issue:

marked located by the exercise room running north to south. Lee noted due partially to the 700 building sitting low to the ground, there have been ongoing issues with sewer lines backing up. In addition, the owners of the upstairs units are not here often; the lines get dry and then plug up, but once in use again, the downstairs units see backup in toilets and sinks. Colleen asked if the lines in this situation were plugged in some way and what was done to fix the situation? Nanette replied the lines were snaked and it was a successful procedure. It was noted now that the location of the clean outs are known, it will be easier going forward. Previously, another contractor, Gugino Plumbing, Heating, and Air Conditioning, was not able to find the cleanout. Contractor Casale worked until they found the cleanout and solved the issue quickly once located. It was noted that Casale was also here and was helpful to contractor Rizzo, with the issues at the 400 building as well as at the 1300 building last Fall. Suzanne and Colleen suggested a call to Casale first the next time we have a situation that warrants that type of service.

-D. Gayley #1103: Asked if the washing machine installed in the Office Building was fixed yet; it was reported that it has been repaired, back in use, and no longer flooding the floor.

-A. Jones #1102: Gave thanks to the garden committee, Pat, Tony, Tom, and all working on the garden for doing a great job; it is very organized. She also thanked those who came out for the coffee and donuts on May 6th when there was a planned power outage as well as Norm for getting the generator there. She said we had a nice crowd and it was a beautiful day to talk and visit; it was a good time. Colleen thanked her and Marilyn for putting the event together as it was a great way to bring the community together. Lee noted all those who helped were very much appreciated.

-B. Horn #509: Asked why, if the condos were built in the mid-late 80's, aren't there any architectural drawings? Rick replied we have never had "built as" drawings, but we do have maps, but no individual building drawings with the exception of the 400 building. Lee noted the drawings included in the original proposal for approval for a condo community are what is shown and are not what they built. There are drawings of proposed A and B buildings as well as Q and R buildings, but they were never built. A future newsletter will contain the original building names. Lee feels there are probably drawings, but having been created over 50 years ago, their location is not known. Changes and discovery are being recorded on the maps we do have. Colleen and Avery suggested checking with town and county offices, as there should be building drawings on file.

-B. Horn #509: Though not a complaint, he was curious as to why, in the treasury report, it was reported there is a lot of money in the checking account vs a smaller amount in the savings account. Lee and Rick answered it is the way the allocation is set whereas NYS Condo laws require 10% of the budget goes into the capital account annually. At the first of each month, a check is deposited to the checking from the savings account. It is all done according to the fillings and accounting firm's plan for gets moved around and what goes to the accounts, when we make a capital expenditure, for example. Nanette added that by law we have to have a certain amount set aside in our reserve (savings) account in case there is an emergency and something comes up that we need to have money for immediately. Lee noted due to the issue of the condo collapse in FL, that percentage could go up to address any major infrastructure problems if they happen.

Executive Session: An Executive Session was not held.

Next Meeting: June 11, 2023, 4pm EST via Zoom. The Annual Meetings and Election will take place at 4:00 pm. After that meeting, a short recess will be taken by the Board to review election results and reorganize the Board positions, if needed. The regular monthly meeting will begin after the short Board recess.

President Lee Davies Annual Meeting location information: Due to the issues with holding meetings on-line and in-person at the same time, we will continue to use the online meeting format. There will be limited seating in the Office for those who would like to listen in-person. Holding the meetings on-line allows for much more interaction and efficiently for our meetings, as well as allowing more residents to participate from wherever they are located. Meeting information will be included with the Ballots mailing.

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 11:38am.

Respectfully submitted,
Kimberly Alonge, Secretary