

# Edgewater Condominium Association

Board of Managers' Meeting -October 28, 2023

**CALLED TO ORDER BY:** Lee Davies, President 11:01 am EST via Zoom

**MEMBERS PRESENT:** Lee Davies, President \* Colleen McCarthy, 1st Vice President \* David Gayley, 2nd Vice President \* Nanette Bartkowiak, Treasurer \* Kimberly Alonge, Secretary \*Rick Clawson, Manager

**GUESTS PRESENT:** T. Ballard #611, P. Dorozynski #803, E. Gillett #308, M.&N.Gollnitz #1002, W. Horn #509, A.&J.Jones #1102, D.Laird #406, M.&E.Luce #1203, J. Sinegar #1008, G.Smith #909,

**OPEN FORUM FOR GUESTS:**

No comments.

**TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:** Financials as of September 30, 2023 are as follows: Checking \$63,120.61 \* Reserves \$60,710.79 \* Total Cash Assets \$123,831.40 \* Accounts Receivable \$15,893.60 \* Net Income/Loss -(\$1,92747) Capital Project expenses are \$64,095.00. HOA fees greater than 90 days are \$6,215.22 and we are working on those accounts getting caught up. Nanette asked for an Executive Session following the regular meeting to discuss arrears. A motion to approve the Treasurer's report was made by Dave and seconded by Colleen. The motion carried 5-0.

**SECRETARY'S REPORT PREPARED BY KIMBERLY ALONGE:** A motion to approve the Secretary's report of meeting minutes from September 30, 2023, was made by Colleen and seconded by Dave. The motion carried in favor by 5-0.

**MANAGER'S REPORT PREPARED BY RICK CLAWSON :**

**-BIKE STORAGE:** Bicycles are being brought to the Pool House. Please make sure bicycles are identified with your name and unit number. In the Spring, we will contact you to bring your bikes out.

**-CONSENT FORMS:** The Office is still waiting on some residents to turn in their Consent forms for entrance to check your unit during the winter. If the temperature drops below 20 degrees, we will check it regardless.

**-PAINTING:** Harry Houle has been painting the laundry room and inner office is doing a nice job. Thank you to Colleen for selecting the color.

**-COMMENTS FROM THE BOARD/FLOOR:** Lee inquired about the skunks in the area. Rick has not seen any in traps recently, but if he does, while Bill Blanchard is out of town, they will be moved to another area so they do not get released. Lee reminded residents when they see, for example racoons or skunks in traps, to not open and let them out. This happened last year and we do not want this to happen again for the safety of everyone.

**OLD BUSINESS:**

**-PRESENTATION OF 2024 BUDGET:** The 2024 Budget has been developed and submitted; Rick has a copy in the Office for review. As we have been stating in previous meetings, the Budget is presented at the October meeting and voted on to accept (or deny) at the November meeting at which time it will be adopted if accepted. There is an increase in HOA fees of \$40 per month for 1-bedroom and \$60 for 2-bedroom units, based on the declaration of ownership of assignments that determines how the increase is broken down. This still leaves us

**OLD BUSINESS: Continued**

\$35,000 shy of everything we hoped to do, barring any major issues. As a result, we will be eating into the savings some but we do not want more of an HOA increase than what we made.

**-COMMENTS FROM THE BOARD/FLOOR:** No comments.

**-#308 GILLETTE RENOVATION- AC - BATH/DRYER VENT:** Request approvals for two amendments: the original request did not contain AC installation or permission to install vent stacks and vent closes for dryer and sinks that should be vented out through roof as they should be and not attic as they are now. Lee noted this has come up in the past and feels any time a request for approval for renovations that we are notified to check to see vents are properly installed for today's safety standards. When the buildings were put up, piping for clothes dyers and bathroom vents were installed to vent to the attic and not the roof. These need to be vented through the roof stack and that portion of repair is within the Association property to which the Association is responsible for the expense of the connection of pipes to the roof vents.

Mr. Gillett discovered the bathroom fan in the unit below his comes up and vents behind their bathroom wall instead of the crawl space; it needs to be corrected so the lower unit is vented properly. Lee asked if the wall is open for access to the pipes; Mr. Gillett stated the wall is open behind their tub for access.

Dave asked for confirmation that venting to the stack is an expense to the Association and if work is needed, we will need to get ahold of lower unit owners to let them know there will be some involvement with their unit before tearing anything apart. Lee asked if the pipe is reachable from inside the wall upstairs and if so, there should not be a need to tear open the wall downstairs for the lower unit. Lee also stated this is not something we are going to start doing building by building as it is not manageable to do so, but as units are opened up this can be corrected during renovations. Mr. Gillett will get more detail, but believes it may be fixed by pulling down the existing vent and reconnecting the hose vent to the stack. No motion to approve is needed on this request.

The second request for the AC unit involves an installation different from previous installations; it is mounted on the back lakeside wall of the unit rather than like the other type of units which are trenched over to the side of the wall of the building. The question for the Board is: Does that have to be there already mounted as it is and are we going to allow it to stay that way or are we asking for it to be installed as other AC units previously approved.

There was much discussion on this request from the Board, Mr. Gillett, and several residents.

Mr. Gillett spoke regarding the system in question: He stated it is a big issue to put a middle unit AC's installation at the end of a building because the run to the line is too far to go to the end of the building. Their installation was a new approach; it is a smaller unit just sitting on the outside allowing for the split units in the rooms individually. It was designed to be quiet and seems to not make much noise. He also stated with the new exterior wall, there doesn't seem to be issues with vibrations.

Lee noted we have had other middle units install AC units and run through the end of the building. This has been done by either going through the attic to wall or mount duct work across the base of the cement floor of upper balcones. He asked if there was a reason why it cannot be done for unit #308. Mr. Gillett replied his consultants said it was too far of a run for the compressor to be effective and they were not confident it was the best solution with the distance to travel. It was thought that the way it is currently installed was a practical solution.

**-#308 GILLETTE RENOVATION- AC - BATH/DRYER VENT: Continued**

Dave commented he has the same unit and had to dig a trench for installation, even though could have put it right outside his unit and saved a lot of money. His AC consultant said the hose run was long enough to function properly.

Lee shared that while on vacation, he saw similar units mounted on the outside of buildings like the installation being discussed and thought it may look like a good idea. He also questioned if this was perhaps something new that had not yet been seen in our area. He also noted in the past we have not allowed other types of AC installation and asked if it was time to change our minds on this as well as those who have requested to have their AC units installed at the back of their units. He also stated the problem is that through the years, regular wall units built through the walls have been approved and are seen all over the complex; some with problems with noise and drainage. Lee sees no issues with the AC request for 308, but the Board needs to make the decision as a whole.

Nanette made the following points: As Board members, we follow the rules for fairness and she objects to the fact this unit was put in without the Board seeing plans or approving it. Had Mr. Gillett came to us, we, as a Board, could have asked questions regarding this installation. In addition, knowing just a few months ago, Dave was denied a request to place his AC unit outside his unit, instead of at the end of the building as all other types of these AC units have been installed, she can't understand why we would now give permission for the same unit to be installed on outside of their building when someone else was denied. It is not fair and aesthetically it is not a good look. She noted it is a slippery slope when it comes to approving this request. There is a big difference from her building view from seeing AC installations on the back of units versus the typical AC installations on the sides of the buildings as we have been doing. The view of the AC unit installed on the back of the building is unsightly. We have objections to what people store on their back porches but are asking to approve something that will change the landscape of the lakeside building views. She asked, as a Board, why would we deny one but now approve another just a few months later. She just doesn't think it is fair and is not convinced the best choice is to mount AC units on the backs of buildings.

Lee commented that sometimes we can look at a situation and say maybe the best way rather than the way it has been done. We do allow a lot of individually on the lake side and will not ever agree on everyone's personal preference. Had Dave's AC unit been installed on his patio, he wouldn't see it from his unit and it would not matter in his personal preference of where it was installed.

Dave asked about drain hose. Lee replied it should run to the downspout gutter and as long as it is installed properly, there should be no issue. If it does leak, damage and repair is the responsibility of the owner. Mr. Gillett added there shouldn't be any condensation for the until directly under the unit. He again stated it is very stable and there is no vibration on the exterior wall; it seems to be working very well and the most efficient solution. Should any issues come up, they would address them.

Colleen stated though it was put up without permission and she can see it from her unit, she feels it doesn't look bad at all and looks like a good solution. It is preferred to run the AC unit to the end of the building, but if someone had a regular old fashioned AC unit sticking out of the back of their unit making a loud noise, she would be happy to have one that she couldn't hear.

Kimberly commented she agreed with Nanette and Dave and stated she would not feel she could enjoy sitting at the back of her unit with something like that overhead. She also agreed as a Board member, we are to do what is fair for our residents and that this request, which was installed without Board approval, now puts the Board in an uncomfortable situation.

**-#308 GILLETTE RENOVATION- AC - BATH/DRYER VENT: Continued**

Lee thanked everyone for their comments and asked for a motion to approve and say not allow again, approve though it was done without Board approval, but with a fine, or a motion to deny the request. Mr. Gillett asked before a motion was made to state it was an error on their part about the AC installation and not having it approved but they have \$17,000 invested in this part of their renovation.

Colleen stated this was not “apples to apples” and wanted to have on record that Dave did not make a request to have his AC installed outside his unit and then get denied. Lee commented that other people will have the same request so the question for the Board moving forward is do we allow these different types of installations or not.

Mr. Gillett commented it was a solution presented by his contractors who did the work. The goal is comfort for his family and also long term property values. He said he checked with the owner directly under the AC installation and they are fine with it.

Dave agreed with the unit owner that it is a lot of money for the AC unit he has currently installed and that many people have portable AC units now. He feels approving something like this installation will explode on the lake side much like the portable AC units we see that were approved in the past. The question of aesthetics came up: do we allow it because it works but is not pretty or not allow it because it is not pretty. We do allow window units that are louder than the unit in question. Mr. Gillette added, the portable AC units take up floor space and run for hoses aren't practical for bedrooms and they are louder than their installed unit.

T. Ballard #611 commented she can see it from her unit and it is unsightly. It is nice that Mr. Gillett checked with the person below but is that person not always there. We have been allowing people to place patios at the back of their lower unit and she would not want to be sitting under that. Lee thanked Ms. Ballard for her comments and stated we do not allow patios but patio pavers to 40 inches wide to help with run off and they are not intended to be a patio.

G. Smith #909 commented he does not have AC and won't put one in, but walking around looking at the lakeside units, this AC installation is unsightly in his opinion and he prefers not to see more AC units built on the lakeside walls. He stated the Rules and Regs clearly states what you can and cannot have and should continue to be followed for the AC units. He added there are other things that are in the Rules and Regs that people would like to see changed going forward and that can be changed down the road. There is a Rules and Regs Committee that reviews them for possible changes in such cases like this for the AC units. Currently they AC units are at the sides of buildings and tucked away in areas from roadside to the lake. He feels that as a resident he doesn't want to see the units hung on the back of buildings as this one is. Lee thanked Mr. Smith for his input.

Lee stated we usually don't let residents speak on every issue but appreciates the input of those here. We do change the rules from time to time, such as the rule change for the installation of antennas and satellite dishes that are no longer allowed as we have cable installed throughout the complex and they are unsightly attached to the roofs.

Nanette asked Mr. Gillett if he was aware of the AC rules stating they needed to be installed at the end of the buildings and did he read the Rules and Regs regarding this. Mr. Gillette replied there was some confusion about the project and that they did see AC units at the side of buildings and initially wanted to achieve that, but was told it would not work.

**-#308 GILLETTE RENOVATION- AC - BATH/DRYER VENT: Continued**

As far as the rules for getting Board approval, there was confusion on their part and they would not have invested \$17,000 on the project if they knew it should have been installed on the side of the building. She asked why he didn't ask (request) when they knew what the rule was. Lee commented the initial request was for possible radiant floor heating, but it was not installed and that a change order request was not made.

Mr. Gillett clarified they were not aware that was the rule that had to be followed. They looked into it but were told by the AC contractor that it wouldn't work for their solution. In terms of the rules, they were not aware of them and there was some confusion and with the approach with the Board, or he stated again, they would not have invested \$17,000. They were just trying to find a practical point of view and this is not disturbing anyone in terms of noise, vibration and they are not trying to get around rules at all.

Lee asked for a motion to approve the request and then vote yes or no. If the motion is approved, a motion will need to be made to approve with a fine as a separate vote.

W. Horn #509 asked if it would make a difference if the AC unit was brown rather than the color it is now. Lee replied he is not sure the current putty color could be painted. Mr Gillett asked if the new siding for their renovation can be lighter in color and if that would help blend in the AC unit better. Lee replied the siding installed should be what is currently in use. Mr. Gillett stated he fully understands if a fine needs to be imposed with approval of the currently installed AC unit. Lee thanked Mr. Horn for his input.

Colleen asked if Mr. Gillett obtained quotes from various installers or just the one? She was under the impression he spoke with other contractors to figure out the solution. Dave asked if Mr. Gillett is saying the AC installation was \$17,000 and if it included the entire operation of equipment to run drainage, the compressor, mounting, etc. aside from other enhancements. Mr. Gillette replied the one item alone was \$17,000 and if removed, they are out \$17,000 because the equipment will not be able to be reused or resold. There will be an additional expense to remove it. Dave asked if the AC unit can be taken down and used on the side of the building? Lee stated it is different from others currently installed and that the configuration contains small units in every room. Mr. Gillett stated he admits when they looked at power and the crawlspace that his contractor said it would not be practical or affordable to install an AC unit as others currently installed at the side of buildings.

J. Sinegar #1008 spoke that with his experience in the AC industry, units can run the individual units inside with a distance of up to 82 feet per unit for a total 230 feet. Lee noted this unit is also a heating unit in addition to AC to which Joel replied it is still not an issue. Lee stated the measurements may be doable, but tight and would need to be measured. Lee thanked Mr. Sinegar for the useful information shared.

Nanette wanted to state how this situation affects her as a Board member. She can't cause someone to lose \$17,000 if the work cannot be done to move the AC but on the other hand if we look at the rules, who is hurt more by approving this request. She feels Dave wasn't treated fairly in his request and thus he paid to have his AC unit installed at the end of the building as per the Rules and Regs. It's much more difficult to say you have to take it out and she feels bad for both sides. Kimberly agreed with everything Nanette stated and feels the same way; it is a tough place to be in.

Lee commented on one occasion the Board allowed the installation of a flooring system on a one-time basis to see if it worked and found later it didn't and asked the Board if they should look at this request the same. Kimberly asked if the difference was that the flooring change was put in front of the Board for approval before installation whereas the AC unit was installed without Board approval.

**-#308 GILLETTE RENOVATION- AC - BATH/DRYER VENT: Continued**

Colleen wondered if other installers might make it more palpable. We don't have anything in writing or information from a variety of installers that say it will not work on the end of the building. One other thing we can do is table until next month while Mr. Gillett gets a hold of contractors that can look at it with Rick and find out if it can be put on the side of the building or not.

Lee stated having Vecchio Brothers Heating and Cooling might be a solution as they have done many AC installations within the complex. Dave agrees with Colleen's to table this until an installer can look at it. Mr. Gillett asked about a disagreement between companies where it is decided it can be moved; this is not good for him and it will be a big problem for him. Dave asked if Mr. Gillett was saying it was too late to table this to see if it can be moved. Mr. Gillett replied yes, it was. Rick added there are small heaters that can be used to keep it warm if needed. Dave commented he doesn't think the owner feels that tabling or discussing with other contractors to look at it is what he wants the Board to do. Kimberly stated it felt like the owner was telling the Board what to do or not to do and that tabling it until more information is obtained is a good idea and consistent with what has been done in the past when there are questions.

W. Horn #509 asked if this citation leaves him in the same situation to table a request when he requests to put in AC. Lee replied we are only tabling this for 30 days. Bill added if you allow one person and not another do it, not fair to other owners. He is not advocating he tears it out but it's not fair to make someone else go to expense to put on the end when allowing someone else to do so in the middle. Just stating from an objective point. Lee thanked Mr. Horn for his input.

Colleen made a Motion to table the AC installation to the November meeting for time to have other contractors check feasibility of moving the unit to the end of the building. The motion was approved by Nanette and Kimberly and carried 5-0.

**NEW BUSINESS/CORRESPONDENCE:**

**-REQUEST FOR AC SINEGAR #1008:** The information presented included Air Conditioning installation consistent with other AC units installed at the building end consistent within the Community. A motion to approve the request was made by Kimberly and seconded by Dave. The motion carried 4-0.

**-REQUEST FOR LAKESIDE ENCLOSURE & AC MCCARTHY/BOURNE #409:** The request included drawings and approved contractor information for the enclosure as well as AC units installed at the building end consistent within the Community. A motion was made by Kimberly and seconded by Nanette to approve the request. The motion carried 4-0 with one abstain.

**-COMMENTS FROM THE BOARD/FLOOR:** No comments.

**OPEN FORUM FOR GUESTS:**

**-E. GILLETT #308:** Asked if the Board wants to look at the AC unit or do they get the people to do so. Lee asked them to coordinate with Rick on who has done the installations in the past. It is ultimately the owner's decision who to use, but both Rick and Dave have the information on installations that have been done in the past that might provide a solution.

**OPEN FORUM FOR GUESTS: Continued**

**-COMMENTS FROM THE BOARD/FLOOR:** Rick reported Avery, Marilyn, and several others have been using the lounge for watercolor painting. It is great to see the lounge being used. Lee commented there have been some nice activities going on for people here including tailgate parties for Bills games. It was noted we recently passed the change to rules and regs to notify Rick when you want to reserve the lounge where he will collect a cleaning deposit which will be returned to you once the lounge is inspected and deemed clean.

Marilyn added they enjoy using it and the extra heater keeps it cozy. If you want to attend, they paint on Mondays starting at 11:00am.

**NEXT MEETING:** November 25, 2023, 11am EST via Zoom.

**ADJOURNMENT:** A motion to adjourn the meeting was made by Kimberly. The motion carried in favor 5-0. The meeting adjourned at 12:15pm.

**EXECUTIVE SESSION:** An Executive Session was held; no action was taken.

Respectfully submitted,  
Kimberly A. Alonge, Secretary