

Edgewater Condominium Association

Board of Managers' Meeting -November 25, 2023

CALLED TO ORDER BY: Lee Davies, President 11:00 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, M. Breads #305, P. Dorozynski #803, E. Gillett #308, M.&N.Gollnitz #1002, W. Horn #509, A.&J.Jones #1102, D.Laird #406, M.&E.Luce #1203, L. Nathanson #902, J. Sinegar #1008, C. Sist #1003

OPEN FORUM FOR GUESTS:

No comments.

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK: Financials as of October 31, 2023 are as follows: Checking \$81,341.23 * Reserves \$65,257.58 * Total Cash Assets \$146,598.81 * Accounts Receivable \$11,622.52 * Net Income/Loss \$15,421.50 * Capital Project expenses are \$59,318.00 with no change. HOA fees greater than 90 days are \$2,795.17 and we are working on those accounts getting caught up. Nanette asked for an Executive Session following the regular meeting to discuss arrears. Lee noted no action will be taken at the Executive Session following this meeting. A motion to approve the Treasurer's report was made by Colleen and seconded by Kimberly. The motion carried 5-0.

SECRETARY'S REPORT PREPARED BY KIMBERLY ALONGE: A motion to approve the Secretary's report of meeting minutes from October 28, 2023, was made by Dave and seconded by Nanette. The motion carried in favor by 5-0.

MANAGER'S REPORT PREPARED BY RICK CLAWSON :

-LEAF PICKUP: Leaf pickup is complete for the year and due to upcoming weather forecast, the crew will be swapping to snow removal.

-BEACH STAIRS - The beach stairs have been picked up and are secured so there is no storm damage over the winter.

-UNIT CHECKS - Unit checks are ongoing and Rick is still getting consent forms back. Starting in December, the crew goes in monthly around the first of each month. If the temperature drops below 20, they will go in and check any unit to make sure things are safe. Rick has received no objections to entering the units when it gets that cold. Lee reminded residents the crew can go in under emergency circumstances and go in to verify pipes are not bursting when the temperature goes below 20. If you want more frequent checks, either fill out the consent form or email Rick giving permission to go in. Rick noted, for safety, there are always two guys that go in to check the units so there are no accusations or misunderstandings.

-COMMENTS FROM THE BOARD/FLOOR: Mr. Gillett #308 asked if a reminder could be sent via email when the unit checks will occur. He stated twice last year, the team came in without knocking or verifying someone was there or not and it was quite shocking to have them walk in their unit. He also requested the crew make sure someone knocks to give residents a heads up before they come in. Rick replied there are some days with no chance for 2-3 days notice but he will make sure if can, will notify everyone a day or so ahead. He also

-COMMENTS FROM THE BOARD/FLOOR: (continued) stated the crew generally know who is here or not but must not have at that time, but Rick will remind them to knock and wait before entering instead of hurrying with a knock and open approach.

OLD BUSINESS:

-308 GILLETT RENOVATION: A/C AND BATH/DRYER VENT: Lee believes we are all set with that as the change of the unit location has been made. We do need a motion to approve retroactively now that the unit has been reinstalled. Colleen made a motion to approve the AC heat unit placed on the side of the building for 308. Dave seconded the motion. Lee added the request also involved correcting the problem with vents for the dryer and bath vent through the roof rather than the ceiling. The motion carried 5-0. Lee thanked the Gillett's for their assistance in getting the AC unit relocation resolved.

-1007 ROWE A/C REQUEST: The request was approved in April, thus no action is needed. There was discussion regarding the preferred installations of AC units done on the exterior of buildings on the floor of the upper lakeside deck rather than through the attics due to the firewall. It has since come to our attention the firewalls only go to the attic not through the attic. This installation will not interfere with the firewall. Our preference is to install on the outside so no leakage or condensation may occur. In this case, they are in the middle upper no exterior wall (no enclosure) and the extra 8ft made it just far enough not able to do so, thus exceeding the capacity of the unit. Preference will always be to install on the outside rather than the attic. Colleen stated it doesn't seem like anything needs done on this request. The discussion is noted for discussion; they can go forward with installation.

-BUDGET PRESENTATION AND APPROVAL: The 2024 Budget was presented at the October 2023 meeting and has been available at the Office for anyone to look at. As stated at the August, September, and October meetings, the November meeting is for approval of the budget. For clarity, Lee would like the motion to include the increase of the HOA fees for the coming year beginning January 1, 2024 as follows: 1-bedroom units from \$277 to \$317 (\$50 more per month) and \$388 to \$448. (\$60 more per month) for 2-bedroom units. Colleen motioned to accept the 2024 budget as proposed to include the HOA increases of the new figures and Nanette seconded. The motion carried 5-0. Rick noted he will be sending out the 2024 budget copy and other documents in early December. Payment coupons will be included, but the Board is looking at implementing cashless payment via a credit card system. It was stated absolutely no cash payments will be accepted as for safety, there can be no cash left in the Office. W. Horn #509 asked if checks are still fine. Yes, checks are still accepted.

NEW BUSINESS/CORRESPONDENCE:

-REQUEST FOR WINDOWS ROADSIDE/LAKESIDE MCCARTHY #404: The request is consistent with other double-hung windows approved and installed within the Community. A motion was made by Nanette to approve the request and seconded by Dave. The motion passed 4-0 and 1 abstained.

-REQUEST FOR BATHROOM & LAUNDRY VENT INSTALLATION MCCARTHY #409: Request to install bathroom and laundry vents through the roof while everything is open during unit renovations. Lee commented we are not correcting all buildings on any sort of schedule. We will do so as renovations occur where we will identify and correct any needed venting when renovating and ceilings are open. They all should be vented out through the roof at the expense of the Association. Dave asked what the cost was for the Association. Colleen replied it is nominal since the homeowner has it open and we are just attaching a pipe. Mr. Gillett stated he believed the cost was around \$1200 for materials and labor, based on his experience.

NEW BUSINESS/CORRESPONDENCE: *continued #409* Lee and Rick feel that price must have included something else because Rick has a quote that is closer to \$300 to correctly install each vent. Dave made a motion to approve the repairs as needed with the contractor notifying us before work begins if the cost will be more than \$500. The motion was seconded by Nanette and carried 4-0 with one abstained.

-REQUEST FOR NEW FLOORING REED/DEPHILIP #907: Plans were received to replace the existing carpet with new catering and existing tile with vinyl flooring. Kimberly commented the request the Board received was very nicely organized and it was obvious the owners read and understood the Rules and Regulations; this was very much appreciated the way it was written and presented. A motion to approve the request was made by Colleen and seconded by Kimberly. The motion carried 5-0. Lee commented the owners will need to let Rick know when they begin the project so he can be there to inspect the flooring.

-REQUEST FOR LAKESIDE DECKING NATHANSON/WOODS #902: Lee stated “decking” is an improper term and should be written as “paver area” which is not a permanent area. Rick reported nothing has been done but a cover placed over what has been dug up. Rick has been in contact with the owners as there is concern from the board that what has been done so far was not approved. The owners replied they had sent a request a couple months ago that was contingent upon receipt of the materials. They had concerns with water retention at the door and covered the unfinished area with plywood to force water away from the building until the materials arrived and feel their unit is the lowest unit in the complex. The area is monitored weekly and stated work will not begin until after January 1, 2024. They thanked Rick for putting cones out for safety. After the windows arrive and are installed as requested and approved, they will put in the decking as previously requested and approved. Lee made the statement to clarify only pavers can be installed and that they cannot build a deck. He continued what was approved was a 40-inch floating floor board system or removable stone pavers, but it cannot be a permanently constructed deck as those are not permitted.

Ms. Woods commented we should look at an installation in the 1000 building to understand what they would like to do for their unit deck. Lee again stated he wanted to be sure they understood all of the buildings are built on slabs so everyone will see water at the location they are talking about. The concern was they were putting in a wooden deck structure in the ground and that it would rot due to water and we want to make sure the area dug up is filled with gravel.

Nanette asked if it was just the gravel and floating deck that needed to be accomplished, what the hold up was as it should have nothing to do with waiting for windows and/or doors as everything is at ground level. Ms. Woods replied “it has everything to do with being at ground level” as water came right into the porch all summer. She added the previous owners put flashing there to keep water from coming into the porch, but were not successful. Their lakeside porch was wet all summer. Currently, her goal is to monitor how much water is accumulating there and has put in some gravel and spacers to take up space in the hole that she dug. They will put in more gravel. Rick added the threshold for their building is 6” above ground level. Lee added it looks like they want to make sure the flashing for the doors, when installed, can be flashed below the grade of the gravel so water doesn’t come in, but this needs to be completed as soon as possible as the current hole there now is not acceptable. Ms. Woods replied they hope to have it all done by January 1st. If the weather cooperates, they can move quickly to do so. Lee asked if they were doing installation themselves? Ms. Woods replied Bill Miller has been hired to install the sliding doors, but that she is her own general contractor and is not going to rush and make a mistake. Colleen asked if the doors are here now. Ms. Woods replied, they had come in on Thursday, but nothing can be done until January when she recovers. She added the color required on the outside of the doors is not a high demand color. Colleen added she understands neighbor concerns and the

NEW BUSINESS/CORRESPONDENCE: continued visual aspects of how it is currently left. This project needs to be completed by Spring. Lee noted the reason why it was brought up is that we, as a Board, will need to request projects completed by a specific date, otherwise a new approval will be needed. There are projects taking much more time than in the past and we do not want projects dragging on indefinitely. We are simply checking what the delay is and confirm the understanding of what was approved and how it needs to be constructed. Nannette stated she appreciated the answer and applauds what Lee said regarding projects completed in a timely manner. We, as a Board, need to do better on following through with making sure projects are done. We understand there are difficulties with some projects taking longer, but more communication is needed from owners when that happens. Lee added some people aren't always doing what they said in their requests and it has created some issues.

-REQUEST FOR RULES & REGULATIONS CHANGE: The Norm & Marilyn Gollnitz #1002 requested the Board reconsider the implementation of the rule about dogs not being walked within 50 feet of a building. Lee noted this has been discussed a number of times. The rule was taken out because it is impossible to enforce. He asked if someone had a specific issue. Marilyn commented she is concerned it's not in the rules and regs 50 feet as someone has walked their dog on the sidewalk and it relieves itself on the grass right outside on the wooden frame. Other times, dogs have gone on the flowers as well. She understands sometimes dogs cannot wait, but this seems delibert. Lee feels if there is a concern such as this, it is more effective to speak with the individual dog owner. Rick did speak with the person doing this, but it should be common sense not to let your dog go so close to homes and not to walk their dog from one side of the complex to the other. Lee acknowledged Marilyn's concern and agreed that people should not be walking their dogs along the sidewalks nor letting their dogs go on the grass and flowers outside of units. He suggested people let Rick know if this is happening. Kimberly also noted she has seen owners letting dogs go on the front yards, flowers, and even posts on the front porches of units and that the best way is to let Rick know so he can speak with individual owners because enforcing a rule will be difficult to do. D. Laird #406 added it might be more helpful if a notice was put in the newsletter not going the written rule route.

-Correspondence: Was received yesterday regarding a problem with mice, so there wasn't enough time to make the agenda. Lee noted that unfortunately we all experience this issue from time to time. The best prevention is to clean up in and around your unit. We will keep working to find a solution. The person sending the correspondence is not at the meeting today, but everyone needs to know this is not an apartment complex and we cannot randomly go into private residences and inspect for cleanliness or determine owners need to steam clean their carpets; this is not our place; these are private residences and we cannot go in and check people's homes. Dave asked if the crew can dispose of the mouse trap that is by #901 as it is open (the bait box) and can be picked up any time. Lee noted if it has not been refilled in a while, that could be the problem; Rick will have them refilled.

-COMMENTS FROM THE BOARD/FLOOR: No comments.

OPEN FORUM FOR GUESTS:

-B. Horn #509: Asked if a resolution had been made regarding the AC in 308 . Lee replied it has been discussed briefly in the beginning of the meeting and confirmed the installation has been reconfigured and the unit was moved to the end of the building successfully; they are in compliance with the rules now.

-COMMENTS FROM THE BOARD/FLOOR: No comments.

NEXT MEETING: December 30, 2023, 11am EST via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Kimberly and seconded by Nanette. The motion carried in favor 5-0. The meeting adjourned at 12:07pm.

EXECUTIVE SESSION: An Executive Session was held to discuss arrears; no action was taken.

Respectfully submitted,
Kimberly A. Alonge, Secretary