

July 2020 Secretary's Report
Edgewater Condominium Association
Board of Managers
July 25, 2020 Monthly Meeting

***Call to Order:**

- The meeting was called to order at 11:03am (Online GoToMeeting) by Lee Davies, president.

***Members Present:**

- Lee Davies, Colleen McCarthy, Lee Jette, Kimberly Alonge, newly elected Suzanne Krzeminski, Rick Clawson, Manager, and 14 homeowners were present via GoToMeeting.

***Open forum for Guests:**

- #804(Greene). Janet commented that this past week, Rick allowed Joe to work with her to trim shrubs, treat damaged plant leaves, and fertilize as well as weed other areas. She wanted to let everyone know and commend Joe for the fantastic work Joe did working with her this week.
- #1204 (Mapson) commented that the fountain looks great.
- # (Krzeminski) suggested we purchase a \$25 gift card for Joe for his hard work here at Edgewater. Marilyn commented that we usually have an employee luncheon in the summer to recognize all of the building and grounds team members, along with food and gift cards, but that this year we would need to do something different. Kimberly asked if we were setting a precedent by doing this or if it was ok to go ahead and do in this instance. Lee D commented we could do this as a Board if we so wished to. Suzanne made a motion to purchase a \$25 gift card for Joe and was approved; seconded by Colleen and approved.

***Treasurer's Report ending 06/30/20:**

- Lee Jette reported that for month ending June 30, 2020, we are within budget for the year with Income and Expenses \$215,045.45. The treasurer's report was approved following motions from Colleen and Kimberly.

***Secretary's Report:**

- Motion to approve the June 14, 2020, Secretary's report from Colleen and Suzanne.

***Manager's Report:**

▪ **Rainstorm Water:**

- Three contractors have been contacted for proposals to fix the water issues in buildings D, F, and M. All have said they are busy, due to backlog from COVID19 shutdown, but Rick did stress to them the importance of getting the proposals to us.
- Lee D. commented regarding the D building: the design of soffits is an issue with leaking around areas. Some sealing and restructuring will most likely be needed.
- Lee D. commented regarding the F building: this has been an ongoing issue. Siding and flashing will need to be replaced and more information is needed on this matter.
- Rick commented all three proposals were asked to include looking at the Lakeside of the buildings even if there is not currently a leak so we can be proactive.
- Suzanne asked if we could push the contractors to send proposals or we would go elsewhere. Lee said he was hesitant to take that approach as there may not be an alternate contractor. Contractors and customers are all in the same boat with work being need done and delays due to COVID19 and lack of materials/supplies. Lee commented that we had a couple of bad storms in a short amount of time. Rick commented that getting us on their list means it will be September or October before they can even start and that he was able to send Colleen's "raining inside" video to all contractors so they could see what was happening.

- **Damage Gutters & Downspouts C Building:** This building was never upgraded. Davis Roofing will be here to install 8 downspouts with leaf guards. There are some drainage issues. The center drain will stay as is on the roadside, because it works well. Lee commented that though we had a lot of rain in a

• ***Manager's Report (continued):**

short amount of time, the upside was that it was so dry it dried up quickly. We will keep track of the issue and make long term plans to fix it.

- **Concrete G building:** Norm Leamer will begin work on the week of July 27th.
- **Exit Road Drainage:** This will be finished up the week of July 27th. The contractor had to wait for the ditch to dry out for stone to be placed. This will be a big benefit once it is complete.
- **Dog Park:** Rick reported the dog park was made more secure for smaller dogs as on July 24th, several U-shaped stakes were installed to keep the bottom of the fence down so smaller dogs can't escape.
- **Driveway Patching/Sealing:** Rick and Lee D commented on the patching done on the entry driveway. It was done last week and will be sealed the week of July 27th. In addition, a large pothole on the exit driveway will be patched and sealed next week. The dumpster area will have millings delivered and installed.

• ***Committee Reports:**

▪ **Firepit Committee:**

- The firepit completion of the firepit is still on hold as there is no pressure treated lumber available at this time; there is a Nationwide delay getting this type of wood. There is no date set to open the firepit.

▪ **Beautification Committee:**

- Janet reported that a lot of work has been done and again commended Joe, along with Alex, for their hard work on the grounds.

***Old Business:**

- **#1306 (Woods):** The owner asked for an update on the approval of her request for living room and bedroom hardwood flooring in her upper unit. She feels she obtained samples equal to another owner's unit approved flooring (for the kitchen and hallways) and feels that she was not aware of the flooring requirements when she purchased the unit and also feels that wall-to-wall carpeting is not as popular as it once was and it holds allergy issues. She also commented that she would have area rugs over the hardwood flooring.
 - **Lee D** commented the flooring restrictions were designed that way in the by-laws and that should be disclosed by realtors to potential buyers.
 - **#1308 (Cancilla)** commented that they have concrete floors in their building, not wood. She asked her downstairs neighbor if they can hear her in her kitchen (which is directly above her neighbor's bedroom) or if she can be heard working out in her unit and the neighbor said no to hearing any sound coming from her unit. She said, "the floors don't make noise."
 - **Lee D** asked for a motion to approve the hardwood flooring request, with the understanding that if noise becomes an issue, the owner of #1308 will need to replace the hardwood flooring with carpeting at the owner's expense. Rick also asked that the owner contact the office when the flooring was up so he can inspect the subfloor before the new hardwood flooring is installed. The motion approved after motions were made by Colleen and Kimberly.
- **N Building Deck:**
 - Rick received 2 proposals and will send to Board for review. This will be discussed in executive session.

***New Business/Correspondence:**

- **Pool Access Code:** Lee D. reminded owners that guests are welcome when accompanied by owners. This is per the by-laws and owners cannot just send guests to the pool without being with them. If owners are renting out their unit, they are also renting use of all facilities to that tenant; thus, the owner cannot come and use the facilities when the tenant is. The facilities are designed for 104 units, not double that capacity. It was stressed that guests must be accompanied by owners, not tenants. We

***New Business/Correspondence (continued):**

must be diligent and restrictive even more so during the COVID19 pandemic. We cannot have people using the facilities from all over the place, not knowing who they are or where they are coming from.

- A FOB type system is being considered instead of the current key code system to create a safer access environment for use of facilities.
- **Dumpster:** Lee D. stated a reminder regarding the dumpster use. Owners should not be giving friends or relatives permission to come and dump their trash in our dumpsters. In addition, with the trash cans from the Barcelona Pier gone, our dumpsters have become a drop off for non-owners' trash. It was asked if you do not think a person dumping trash in the dumpster is a resident to ask them if they are and if you are not comfortable with that, at least get their license plate number and we will investigate.
- **#807 (Manville)** – an owner had a concern regarding a noisy air conditioner unit in 802. This is below her unit and causing a lot of noise and vibration. The current owners moved out and left it on causing a constant noise issue. Upon her investigation, from outside the window, it was discovered that the air conditioner is very large and installed in the wall section by the sliding doors. There appears to be no vent, but there looks to be a hose for draining but no indication as to where the hose ends to drain. She also said it is causing the room to be very hot, so hot that the glass on the porch is hot to the touch. She is concerned about a fire starting. Suzanne asked if Rick could go over and check the unit to alleviate any concerns. Lee J. confirmed the heat on the glass as he walked over to the unit assess the situation.
 - Lee D. asked Rick to if he could get ahold of the owner to either come and turn it off or to gain access to the unit to do so.
 - There are many issues/concerns regarding this air conditioning unit. The Board would like to see it to see if it is installed properly and in the acceptable way as per the by-laws. Does it meet code? Where does it drain? There are many questions regarding this air conditioning unit that need to be answered.
 - Rick agreed to go to the unit to check and if it deems an emergency situation, he will take action immediately. Colleen added that all efforts will be made to contact the owners.

***Open forum for guests:**

- **#509(Horn)** The owner expressed concerns over the water leakage in their unit due to the flashing not being correctly installed on the deck above their unit and that it has been going on for over a year. This was addressed in Rick's manager's report and it was again mentioned that this is a top priority, but due to COVID19, it is difficult to get contractors here as they are working through the jobs before us from the shutdown. Lee wanted the owner to know that we understand this is a priority.
- **Lee D** commented that the Board is currently reviewing all services in preparing for the budget process.
- **Lee D** also reminded residents that the State of NY requires a 14-day quarantine if you are arriving from any of the states on the Governor's list. Please use caution and social distance. No one should be coming here right now if they are from any of the states on the Governor's list. It is a concern for the pool. Trena Melville gave thanks to Taffy Ballard for her diligence in monitoring and sanitizing the pool area; we are very thankful.
- **Colleen** reminded residents that not only does NY State require a 14-day quarantine coming in but that you are also required to register that you are here. This is a requirement, even if you go to your own unit, you still are required to register that you are here.

***Next Meeting:** August 29, 2020 at 11:00 AM (online; GoToMeeting)

***Executive Session and Adjournment:** The meeting was adjourned at 11:54 am following motions from Colleen and Lee J.

Respectfully submitted,
Kimberly A. Alonge, Secretary