

August 2020 Secretary's Report
Edgewater Condominium Association Board of Managers
August 29, 2020 Monthly Meeting

***Call to Order:**

- The meeting was called to order at 11:02am (Online GoToMeeting) by Lee Davies, president.

***Members Present:**

- Lee Davies, Colleen McCarthy, Lee Jette, Kimberly Alonge, Suzanne Krzeminski, Rick Clawson, Manager, and 15 homeowners were present via GoToMeeting.

***Open forum for Guests:**

- **#1102.** Homeowners asked if the community garden could be rototilled in the Fall, some weed killer applied, and then plowed in the Spring for planting as it was a challenge to keep up with weeds this summer. Rick will all Al Waynewright to complete this later this season and as soon as all items wanted have been harvested from the community garden.
- **#508.** Homeowner asked about the leaking problem in his unit. It was stated that the leaking issues were on the agenda and will be discussed during this meeting.

***Treasurer's Report ending 7//32/20:**

- Lee Jette reported that for month ending July 31, 2020, we are balanced with assets and liabilities/equity at \$217,136. as well as within budget for the year. Lee also noted that our CPA does an exception job for Edgewater. The report also showed three owners over 90 days with HOA fees. The treasurer's report was approved following motions from Kimberly and Colleen.

***Secretary's Report:**

- Motion to approve the July 25, 2020, Secretary's report from Lee J. and Colleen.

***Manager's Report:**

- **Gutters, Downspouts and Leaf Guards for the C Building:** Gutters, downspouts, and leaf guards will be installed in October, which is the earliest the contractor can get here to do the job.
- **G Building Repairs:** The repair is complete, and repainting will be done.
- **F&G Buildings:** The crew will soil and grade that lawn area where needed.
- **H Building:** Rick spoke of an eMail from Rich Richmond regarding the South outer wall of the building. Norm Leamer will be sending a proposal to repair this issue.
- **Exit Road Drainage:** Complete and works really well. Rick reported it was bone dry after the heavy rain we had earlier last week. The drainage is working as it should with water draining to the creek.
- **D & F Building Updates :**
 - **F Building** is a "different animal" with different issues. The siding on the lake side needs to be replaced. The decking needs to be pulled up to replace as well and should be done all at one time. Poor construction from the beginning without the proper flashing between the second-floor decking has created the water issues. It is noted that it is frustrating to not get needed quotes. **F Building:** This should be a straightforward type of quote for the repairs needed. **D Building:** The soffit is vented and may need to be a solid type to fix the issues. Three contractors were asked to provide proposals for the building repairs. Baker Construction withdrew. Bill Miller Construction was here but Rick has not received a proposal as of this meeting. Stratton Services reported it was difficult to give a proposal for the entire repair and proposed submitting for repairs at \$50/hour per employee. This type of billing is not what the Board wants to proceed with. The Board needs a proposal for the work that is needed and then charge over, if needed. The contractor needs to

***Manager's Report: (continued)**

find out what the issue is by opening it up and investigating with a proposal of x number of hours and then go forward from there. An open-ended number of hours at \$50/hour is not the proposal the Board will accept. Can Stratton estimate how many hours it will take to investigate and how many people will be needed to then complete the repairs. The issue seems to be the contractors cannot commit as they do not know when they can get here to repair the buildings, all due to the March Covid shutdown. They are all too busy. The quotes are to mitigate all water issues from both buildings of the lake side walls. It is not downspout or gutter related. Water is backing up under the roof eave or through the soffits. Rick will reach out to other contractors to take a look at the repairs. The Board also requested the proposals be split into two separate quotes. One for the D building and one for the F building for repairs.

- **Wastewater Treatment:** Lee D reported a huge woodchuck sunning on the deck and wondered if this may be the cause of some of the issues that have happened. Rick said it is an ongoing problem and that he will set a live trap.
- **D Building:** Chimney chase replaced, and a great job was done by our Edgewater Building and Grounds crew. Matters of the Hearth is measuring for new caps for all chimney chases for remaining buildings. Colleen asked if there were any other buildings that needed chimney chases replaced. Rick and the crew are looking at all other buildings to assess replacement of chimney chases. Chimney Chase repairs: P building 2019, M, C, and N were repaired in previous years (2018) and also 2020. Lee D stated that many fireplaces are being converted to electric and thus do not need the chimneys. Can the chimney chases be removed when the roofs are being redone?
- **Beach Stairs:** There was storm damage to the beach stairs from one of the last storms we had. Parts were obtained (from a store in Randolph) and repairs were completed by our Buildings and Grounds crew.
- **Building Stairway Maintenance:** All building stairways were power washed to remove algae, dirt, and grime.
- ***Committee Reports:**
 - **Firepit Committee:**
 - The stone has been poured and leveled. Rick suggested we purchase several paving stones to place on top of the stone on the outside of the area to keep it safe to walk on. The firepit is here and ready to get up and running. It should be operational soon along with signage of rules for the firepit area.
 - **Beautification Committee:**
 - Lee D thanked those here in our community who silently go about and keep up with the planting and weeding. Your efforts are appreciated, and we all enjoy the beauty of our gardens and flowerpots.

***Old Business:**

- **N Building Deck Replacement:** Rick received a written commitment from Stratton Services with restoration included in the proposal. Stratton Services will try to get here as early as they can but are very booked up. They hope to get here before it snows. If it cannot be completed this year, we do not want it started. Because it is a Capital Expense, the budgeted funds can carry over to next year for completion of the deck. Colleen asked if it was safe to wait to repair the deck. Rick said yes, but that it will be inspected weekly. In addition, a support system will be installed before winter if Stratton Services cannot commit to getting the deck repaired before the snow flies.
- **New Playset:** Fully installed and functioning. The Board thanked the Golibersuch family for their generous donation. We are all hoping it rides out the hard winter winds that can occur. It is a beautiful playset.

***New Business/Correspondence:**

- **Incident Tracking:** Suzanne spoke about the spreadsheet created for keeping track of the status of issues. Lee D. reminded residents there are forms available in the Office, as well as on the website, to document issues. The hope is to streamline things for all.
- **Exercise Room:** There was much discussion as to whether the exercise room could be open, or not, in compliance with the NYS and Chautauqua County guidelines. There were some concerns brought up such as how-to police who goes in and out as well as what to do when those who use the room do not clean up before they leave. It was suggested that perhaps a sign-in sheet be used, but the issue with that is that would be on an “honor system” basis and some won’t sign-in when they do use the room. There was a question of supplies; who will let the office know when they need replacing as well as signage needed. It was decided to table the opening until further information can be decimated from the State and County regarding opening the room as well as how to handle sanitation.
- **Pagano Dry Vent Request:** Proposal to install a dryer vent on the rode side of their unit. It will be painted to match the siding and installed by Joel Pagano. The request was approved by Kimberly and Lee J.
- **Harrington Window and Door Replacement:** Proposal to replace the current windows with newer windows and the man door with a newer man door. These are both exact replacements of what is currently installed. The request was approved by Colleen and Kimberly.
- **Parking Stickers and Parking Signage:** There was a lot of discussion on how to handle visitors parking in resident spots as well as how to recognize a visitor vs resident vehicle. The Rules and Regs state that residents must obtain a parking sticker from the Office and register their car along with any visitors (currently, visitors do not require a parking sticker). The question was raised: does this serve a purpose? There is heightened concern and awareness of unknown cars during Covid but is over all a safety concern for many. It was also determined that though no resident address or unit number should be on a parking sticker, there needs to be some sort of indicator on vehicles that it is indeed a resident here and not a visitor, or unknown person, parked in our lots. A situation was mentioned where a dog was locked in a car in the pool lot parking. There window was cracked but the dog was panting heavily. The woman returned to the car while a resident was in the process of calling 911. The issue: No one knew whose car it was. An owner? A visitor? There wasn’t a way to figure out who’s dog was locked in who’s car. Lee D stated though he understood all of the concerns presented but wasn’t sure that a sticker would fix any of them. He would like to update our signage for Residents Only parking as well as the Overflow Parking signs. Lee also reminded residents that only one vehicle should be in the primary lot and a second, or your guest, should be parking in the Overflow lots. Updating the signage should help guests know where to park. Other residents spoke on behalf of having parking stickers: can there be some sort of registration system for guests implements? Rentals are allowed for 30 days at a time, but recently there seems to be more than the original occupants coming and going. Another resident stated in the past an overnight parking was given a temporary permit and is this no longer being done? One other situation involved two unknown/unmarked cars in the pool lot that came with a large group of people all at the pool. Without stickers and no one knowing the vehicles actually belong here. It was decided to upgrade the signage and the Board would investigate the prospect of parking stickers and how to proceed.
- **Pool Usage:** As with last month’s meeting, there was again much discussion regarding non-residents using the pool, unaccompanied by an owner. A situation with non-residents using the pool was observed and was handled at the time it happened. Lee stated that guests must be accompanied by owners when using the pool, or other common areas. He gave the example: “your adult children, or other relatives, cannot go to the pool alone because they are not owners.” In addition, if a unit is a rental, only that renter has use of the common areas, such as the pool, not the owners as well during the rental period. The Board will be updating the language for clearer understanding as well as look at updating the 30-day rental language. The other issue that is happening is people coming from other areas are not abiding by the required self-quarantine. We demand that our “snowbirds” quarantine

***New Business/Correspondence:**

when they return, but there are people coming here, populating our pool, with no regard to the pandemic we are in. 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 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.

***Open forum for guests:**

- **#1205** – Regarding parking stickers: 20-year owners have had a parking sticker for all that time. Owner suggested stickers without addresses, but stickers for residential parking at Edgewater. It was also mentioned that guest parking could have a hang tag ID to show it does belong here. There was a situation a few years ago that people were coming in and parking then going to our beach area; a missing tag would have identified them as non-residents or guests. Stickers and tags help know cars that do, or do not, belong here.
- **#807** – Owner added that addresses absolutely should not be on the stickers, nor should anything to identify where you live, but that a non-descript logo would be good.
- **#611** – Regarding the pool area: we have great signage and it is clearly spelled out what is expected. There is an issue with non-family members being there in large groups and they should not be there. Covid requirements state that only people you are living with should be gathered. There is disregard for this with a situation that is ongoing.
- **#509** – F building stair trim is coming off and needs to be fixed. Also brought up the fact that there have been random cars in the pool lot as well as random people at the pool. In addition, two unfamiliar younger guys were seen walking around that no one knew. It was after 9:00 PM when they were seen and not only was this brought up because they were not recognized but also to ask if anyone else had seen them walking around or knew who they might be.
 - **Rick and Lee both stated anytime you see suspicious activity to call the Sheriff's department. Don't wait to report it the next day. If you can get a vehicle and license plate number, please so do.**
- **#1306** – Owner thanked everyone on the Board for their work and Lee gave appreciate for her kind words.

***Next Meeting:** September 26, 2020 at 11:00 AM (online; GoToMeeting)

***Executive Session and Adjournment:** The meeting was adjourned at 12:25PM a following motions from Kimberly and Lee J. No action on business taken in executive session.

Respectfully submitted,
Kimberly A. Alonge, Secretary