

Board of Managers Meeting-January 2021*

30 JANUARY 2021 / 11:00 AM / Online: GoToMeeting

ATTENDEES

Board: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Lee Jette, Treasurer * Kimberly Alonge, Secretary, and 9 homeowners were present.

AGENDA

OPEN FORUM FOR GUESTS:

- John Jones asked if the Exercise Room was able to be opened now that gyms are open. Lee D. explained we cannot open the Exercise room as we do not meet the requirements to do so such as proper air-handling, hot and cold running water, and an employee to monitor/sanitize equipment. We will continue to check requirements and will open as soon as we are able to meet the requirements.
- Susan Mapson asked about vaccine availability in the area. Many shared the frustrations regarding not being able to find a location to receive the vaccine. Lee D. asked for residents to share any vaccine availability information with a Board member so it can be passed along to residents.

TREASURER'S REPORT:

- Lee Jette, Treasurer, reported as of 01/30/21, 2020 finished with Edgewater in a solid financial position. The budget for 2021 has been set and the capital budget determined. Expenses have been low due to the mild winter. Lee also reported two units are over 90 days behind in maintenance fees, totaling \$1937 and have been contacted. The treasurer's report was approved with motions from Kimberly and Colleen.

SECRETARY'S REPORT:

- The secretary's report of the minutes of the December 19, 2020 meeting was approved by motions from Lee J. and Colleen.

MANAGER'S REPORT:

- **Incident Tracker**
 - Rick was absent from the 01/30/21 Board of Managers meeting. Colleen reported on the updated incident tracker for Rick.
 - Water damage to #404 was determined to be caused by leaking doors and windows from the upper unit directly above. It is the responsibility of owner of the upper unit to replace leaking doors and windows as well as repairs of #404 caused by the water damage. To date, there has been no

communication to the Board, from the upper unit owner, in regard to responsibility of the water damage.

- Water damage to #504 was determined to be from the upper unit directly above #504. It is the responsibility of the owner in the upper unit to make the necessary repairs.

MANAGER'S REPORT (continued):

- Gutter replacement on building C is a left-over project from 2020, but due to the Pandemic, it has been difficult to schedule a contractor. The gutter replacement is scheduled for Spring 2021.
- Phone lines for the Pool are up and running. The health department requires a phone at the pool for safety.
- The Office phone change over to Spectrum is scheduled for February 3, 2021. With the change to Spectrum phone service, we are saving \$100 per month on the phone expense.
 - The phone in the Lounge was removed. With cell phones, there is no longer a need to have a phone in the Lounge. This is an expense we no longer have.
- Pest Control was here to take care of the reported mice problem in units #1202 and #410. Traps were set and there have been no further complaints from the owners of those units.
- The buildings and grounds crew has been clearing brush in the entry drive/creek area. It would be nice to have a picnic table and benches placed there, as it is a very pretty spot.
- New flooring was installed in the laundry room.
- Painting is being done in the Lounge to brighten it up. Trim is being added to take care of any gaps that exist. The Laundry room will be repainted once the Lounge is complete.
- An update to the Pool Lock will take place with a new key fob system. Each unit will be assigned one key fob to access the pool. If that fob is lost, owners will need to contact Rick for a replacement, with a cost incurred to replace the key fob.
- A second key fob system will be installed for the Exercise room once we are able to safely open it. The Lounge will not receive a key fob as it must be reserved with Rick.
- The Office siding and windows are in much need of replacing. There are gaps around the windows and if nothing is done, the building will continue to fall apart. One of three bids has been received and Rick believes they are inline with what the costs should be. He will compare the bid received with the remaining two as they come in.
 - The samples of the siding that will be used to update and replace the damaged siding is the same as the existing siding. One change will be the window replacements. The brown trim windows are double the cost of the white trim windows. Since it is a stand alone building, the windows for the Office will be replaced with white

trim instead of the more expensive brown trim. This is a very big cost savings.

- Windows for the Pool room will also be replaced with the white vinyl windows like the Office windows.
- Replacement of the N building deck will take place in the Spring of 2021. It was scheduled for the Spring of 2020, but when the Pandemic hit, the contracted work could not be done. As a result, the prices have gone up but this is a needed replacement and will begin as soon as the weather and contractor availability allows. Colleen suggested residents contact Rick when planning their trip back to Edgewater to see what the progress on the N building is for access to their units.

COMMITTEE REPORTS:

- **Beautification:** No report.
- **Firepit:** Rules are being developed for the Firepit and will be ready for the opening when weather allows.
- **Rules and Regs:** Pool rules will be updated to reflect the updated key fob system.

OLD BUSINESS:

- No report.

NEW BUSINESS/CORRESPONDENCE:

- No new correspondence.

OPEN FORUM FOR GUESTS:

- Janet Greene commented on the expense of the brown storm doors versus a white storm doors when replacing. Lee D. agreed and said it would be great to be able to switch over to white storm doors, but it would take a very long time to do so. The buildings would be a mix of the brown and white storm doors; there is no plan to switch over at this point.
- Susan Mapson asked if the white window replacements on the office could be painted brown and Lee D. said that the paint doesn't stick well to the vinyl, thus the upkeep would not outweigh the benefit of painting the window trim brown.
- Norm Gollnitz asked if painting of the front of buildings will continue. Lee D. reported that some has been done and will continue as weather permits. It was also noted that the T1-11 siding needs replacing and we are looking at alternate materials with using vinyl for the Office. This will be less expensive and easier to maintain than the current siding.
- Bill Horn posted a link for ooma, an internet phone service provider. He has used the service for a number of years and is very pleased with the service and cost. He suggested residents visit ooma.com if you are interested in learning more. Lee D. noted that the phones for the Office and Pool House are included with our Spectrum Internet contract.

- Susan Mapson reminded residents that if there is an Internet outage that the only phone that will work is a landline phone service. She also asked about Internet availability for the Lounge. Lee D. reported that both the Lounge and Pool will have Internet. In addition, the Lounge now has cable too.
- Bill Horn asked for explanation of the owner's responsibility when damage to another unit happens. Lee D. reminded residents that per the Bylaws, residents are required to keep doors and windows in good shape to prevent damage to units around them. When you purchase a unit, you get what comes with it as far as deck enclosures, windows, and doors. Even though those were installed prior to your purchase of the unit, you are still responsible for maintaining and fixing the unit if needed.

NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, February 27th, via GoToMeeting.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:39 AM with motion to accept from Lee J. and Kimberly. No action was taken by the Board during the Executive Session.

Respectfully submitted,

Kimberly A. Alonge, Secretary