

# Board of Managers Meeting-February 2021

27 FEBRUARY 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 \* Rick Clawson, Manager, and 12 homeowners were present.

## AGENDA

### OPEN FORUM FOR GUESTS:

- Bill Horn asked for more information regarding the deck on the F building. Lee Davies reported more information would be provided during the manager's report.

### TREASURER'S REPORT:

- Lee Jette, Treasurer, reported Johnson, Mackowiak, and Associates completed a financial audit for the year ending Dec. 31 and found we are in compliance with all applicable NY State HOA financial regulations and our accounting practices follow national guidelines.
  - He reported we ended January 2021 with \$223,702.43 cash in the bank, all bills paid or sent, and accounts tracking within budgetary percentages.
  - The books show 20 people with money owed more than 90 days of \$7,220.00. These numbers are not all overdue maintenance fees but Lee J. will speak with our accountant to fill in more detail.
- The treasurer's report was approved with motions from Kimberly and Suzanne.

### SECRETARY'S REPORT:

- The secretary's report of the minutes of the January 30, 2021 meeting was approved by motions from Colleen and Lee J.

### MANAGER'S REPORT:

- **Incident Tracker**
  - **Water damage D/#404 and F/504:** still in limbo. Quotes have now been received by all contractors; the Board will make the decision to move forward with the contractor.
  - **Unit checks:** ongoing; checked regularly.
  - **Gutter replacement building C:** the gutter replacement is scheduled for Spring 2021 or before, pending the weather conditions.
  - **Phone Pool/Lounge:** phone lines have been changed over to Spectrum. There are some issues with the office phone that are in the process of being

resolved. Changing to the Spectrum phone lines will save the Association at least \$100 per month.

- **Mice complaint:** Pest Control was here to take care of the reported mice problem in units #1202 and #410. The issue has been resolved.
- **Brush clearing/trimming:** ongoing; pending weather conditions.
- **Flooring:** new flooring installed in the laundry room and lounge is complete.

## MANAGER'S REPORT (continued):

- **Painting:** repainting of the laundry room and lounge is complete. Trim for the lounge will be completed within the next few weeks.
- **Pool Lock:** ready for programming and will be ready when pool season opens.
- **Office siding and windows:** two contractors have submitted their quotes. The Board will table this discussion until higher priority items are decided.
- **Replacement of the N building deck:** the quote has been updated and received and presented to the Board.
- **Visitor injury:** a visitor fell by the mailbox units in front of the L/M buildings. The accident was submitted to our insurance.
- **Downspout on building P/1303:** the contractor will inspect and advise.
- **Deck deterioration building F:** upon daily inspections, Rick discovered a deterioration on the front piece of the deck edge. The deck itself is not in danger of collapse, but the front piece discovered damaged, could fall off. An engineer inspected the damaged area and recommended repair. Until then, the damaged deck area was reinforced and safe from failure. The entire deck is scheduled to be replaced in the 2022 capital projects list. With the damaged piece of the deck, the deck will be replaced in the 2021 project list, along with the N building deck.
  - It was noted that other decks need to be replaced with composite material instead of the concrete that is there now. Along with N and F building decks, G, H, and P buildings will need deck replacements in the future.
- **N deck replacement:** the N deck, scheduled in the spring of 2020 with Stratton Services, was put on hold due to the COVID-19 pandemic. As a result, the material prices increased. Stratton Services has since sent an updated quote, with a \$3,500 increase from the original quote, due to the rise in cost of materials. To move forward, the Board will need to approve the new quote. If approved, once a downpayment is sent to the contractor, materials will be ordered and the deck replacement will begin.
- **F deck replacement:** Lee D. would like more information from the engineer as replacing the deck now, instead of just the damaged edge, is a more desirable approach than waiting until next year to replace the deck. It makes more sense to replace the entire deck now, rather than pay for a repair of the edge now, and then replace the entire deck in 2022.
  - Colleen asked if we could ask Stratton Services for a small discount, as they would already be here, with equipment and manpower, replacing the N deck. The Board agreed this was a fantastic idea; Rick will contact the contractor.

- Suzanne asked if the F building deck replacement was part of the designated Capital improvement projects. Lee D. stated that it was not for the 2021 year, but it was for the 2022 year. N building was originally designated for 2020, but with the COVID-19 pandemic, that work could not be started until 2021. There was no deck replacement scheduled for the 2021 year. With the new deterioration on the F building deck, the 2021 year will also include replacement of that deck too, as it is a high priority and cannot be delayed.
  - Suzanne asked Rick for a report that ranks the capital improvement projects for the next 5 years. She noted this would be very helpful for understanding. The Board agreed with this being useful and helpful. Rick will prepare the report and send it to the Board.

## MANAGER'S REPORT (continued):

- **L/M Building PO Boxes Pads:** Rick reported the ground has moved the cement pads in front of the PO boxes, causing a heaving and hazard on the walk-behind pad. He stated the cement pad needs replacing; as there is no way to fix the problem other than pouring a new pad. Rick has been searching for replacement boxes, but they are very expensive. The pad will be replaced for the PO Boxes in front of the L/M building as well as the PO Box pad at the exit driveway.

## COMMITTEE REPORTS:

- **Beautification:** No report.
- **Firepit:** No report other than updated rules in progress.
- **Rules and Regs:** Pool rules will be updated to reflect the updated key fob system.

## OLD BUSINESS:

- Unit #605G: the unit was abandoned. The Board is looking to approve a resolution to acquire the unit in accordance with the Edgewater Condominium Association (ECA) Bylaws. President, Lee Davies, read Resolution #1 of 2021 in regard to unit #605G. He read section 12 of the ECA Bylaws, which allows powers to be executed as written in section I, 2 and 4. In addition he read section J, regarding purchases due to foreclosing/defaulting, section K, acquiring the deed in ECA's name, section L to take position of #605G. The unit has been abandoned and is in default for arrears. The legal representative for the owner of #605G desires ECA take full position of the unit to satisfy arrears. The President and 1st Vice President of the Board of Managers of Edgewater Condominium Association, in accordance with the Bylaws, is directed to execute the documents necessary for ECA to take full position of the unit, including payment of property taxes. The unit will be cleaned for an assessor to see the unit. Necessary repairs will be made, where needed, to prepare the unit for sale.
  - Lee Davies for questions or discussion before making the motion to approve Resolution #1 of 2021, to acquire unit #605G, as stated by the ECA Bylaws. The motion was approved by Lee J. and Kimberly.
- Lee Davies made a motion to accept the quote for the N building deck replacement, with the \$3,500 increase in the original quote, due to materials increase over the past year. The motion was approved by Lee J. and Suzanne.

- Colleen noted we would like to work with Stratton Services to get a reduced price on the second, F building deck.

## NEW BUSINESS/CORRESPONDENCE:

- No new correspondence.
- Office capital project: estimates were received, but we may need to shift projects around due to the unexpected F building deck replacement. A motion was made and accepted by Lee D. and Colleen, to table the office capital project discussion until the next meeting.
  - Suzanne noted how helpful the capital implementation plan report will be due to these types of occurrences.
  - During this portion of the meeting, Rick reported that Stratton Services has returned Rick's call and will discount the F building deck. Stratton Services will measure the building, prepare a new discounted quote, and send it to Rick. This will be shared with the Board once received.

## OPEN FORUM FOR GUESTS:

- John Jones #1102M asked about the timing of replacement for the N building deck and if it has originally been scheduled for 2021? He also asked if there has been anything scheduled for 2021, prior to the F deck replacement needed. Lee D. answered that the N building deck was scheduled for replacement in 2020, but the COVID-19 pandemic delayed that project until 2021. The N building deck will be replaced, with a \$3,500 increase, due to the rise in materials cost over the 2020 prices. Nothing was scheduled for 2021. The F building deck was scheduled for 2022, but will need to be replaced in 2021, due to the damaged edge. The unscheduled F building deck replacement is being done in 2021, due to safety concerns.
- Bill Horn #509F asked for more information on #605 as well as the F deck repair. Rick and Lee D. answered the questions they had information for and that could be shared.
- Rick noted that he sent a message to the Engineer requesting drawings for the F building before proceeding with replacement.
- Don Laird - #406D thanked the Board for the great communication and for their help in making this a wonderful community. He did have concerns on tree pruning in the Spring. He noted that there were several trees, close to the D building, that show discoloration and cracks. It has been his experience that in the past, those types of trees could come down during a windstorm. From a proactive approach, he asked if those trees specifically could be looked at when it came time this Spring.
  - Rick noted an arborist comes each year and walks the property with Rick, inspecting trees, especially the lakeside trees, taking note of tree conditions. Rick will specifically ask the inspection to look closely at the trees Don mentioned. Lee D. noted those trees mentioned are being closely monitored and will make sure they are pointed out this spring, at inspection time.
  - Colleen suggested Rick let Don know when the inspection will take place so Don may be able to personally point out the tree damage he is concerned about. This

will ease concerns for all. Don will accompany Rick on the Spring tree inspection on the property.

### **NEXT MEETING:**

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

### **ADJOURNMENT & EXECUTIVE SESSION:**

- The meeting was adjourned at 11:50 AM with a motion to accept from Suzanne. Due to Treasurer Lee J. not being able to attend, no Executive Session was needed.

Respectfully submitted,

Kimberly A. Alonge, Secretary