

Board of Managers Meeting-August 2021

28 AUGUST 2021 / 11:04 AM / Limited seating and socially distant, in-person at the Community Lounge and Online via GoToMeeting

ATTENDEES

Board: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary *, 5 homeowners were present in-person, and 7 on-line. Missing: Rick Clawson, Manager.

AGENDA

OPEN FORUM FOR GUESTS:

- Avery Jones #1102 - Inquired about an electric insert for the fireplace in the community lounge. Lee Davies replied the funds are not available in the 2021 budget due to the emergency deck replacements, but we are hopeful we can install an electric insert and will place the item in the 2022 budget. He also noted 2022 budget preparation will begin in November and he does not anticipate an HOA increase.
- Anthony Lazarony #505 - Expressed his feelings on the way the recent situation pertaining to communication involving the contractors at the 500 building and him happened. He clarified that he felt the repair via the sub-contractor was not going as safe as he felt it should and that his thoughts in no way were a reflection on the main contractor doing the deck repair.
- Anthony Lazarony #505 - Offered to build a shed and purchase a rototiller for the community garden. All the work for the shed would be donated by him and he would also like to get others involved to help with the garden care. Nannette B., Beautification Committee organizer, stated Mr. Lazarony will be included in future meetings and again noted we need people to volunteer on the committee.
- A discussion, led by Nanette B. and Lee D., revealed the pond fountain needs to be replaced. The current pond fountain is in need of repair and replacing it will be more practical than fixing. Funds to purchase and install a new pond fountain, in addition to the proper maintenance of a new pond fountain, such as zinc paint to keep mussels away, will be part of the Budget 2022 planning.

TREASURER'S REPORT:

- Nanette Bartkowiak, Treasurer, reported as of 07/31/21 our total cash assets are \$205,777.18 broken down are: \$167,192.81 (Checking Account), \$38,584.37 (Reserve Account). She noted the total cash assets balance reported is not counting the deck replacements and the balance will change once those are paid. Our Capital Project expenses for this period total remains at \$72,622.05. Nanette also reported the delinquency report shows four owners over 90 days with a total amount of \$7,117.37 in arrears. She noted the majority of the amount from the delinquency report is from one owner that will be paid shortly. We are in very good shape. The treasurer's report was approved with motions from Colleen and Kimberly.

SECRETARY'S REPORT:

- The secretary's report of the minutes of the July 31, 2021 meeting was approved with motions from Colleen and Nanette.

MANAGER'S REPORT:

- **In Manger, Rick Clawson's absence, 1st Vice President Colleen McCarthy reported - Incident Tracker**
 - **Water Issues** - 300, 400, 800, and 900 buildings reported water issues. Gugino Plumbing scoped and cleared lines and we are waiting on the report from them.
 - **900 Building** - Gutters at the J building were cleaned to help with the amount of rain pooling at the building due to the heavy rain we have been getting.
 - **General Drainage Information** - Lee D. noted that center drains in the older decks do not allow water to drain properly. The newer decks are built for better drainage with the positioning for overflow to the gutters. He explained the goal was to install 6" gutters when new roofs are done. Through planning, it was found that unfortunately, the 6" gutters are not being produced right now so we will need to stay with the current 5" gutter installations. Lee further explained the newest deck on the 500 building has the downspouts soffits built in for proper drainage. This means if you are sitting on your patio you won't get dripped on because the water drains from the deck to the downspouts.
 - **1100 Building Gutters** - During Lee's drainage information discussion, Avery Jones mentioned the 1100 building needs gutter help on both the front and back of the building.
 - **Newspaper Boxes** - The newspaper boxes at the Exit Road were removed and the area was cleaned up.
 - **Brush Clearing** - Our crew has completed removal of smaller dead trees by the Exit Road and the 300 building. Some of the trees were growing over wires and making their way over the railings of the units
 - **Storm Drains** - Storm drains that created a trip hazard in reported buildings have been regraded. This will allow water to run more efficiently into the drain as well.
 - **Bees** - The bee exterminator has been here several times to address reported bee issues. If you are aware of a location that needs to be addressed, please let Rick know so the exterminator can treat the area.
 - **New Parking Signs** - "Guest Parking" have been installed by parking lots. There will be more signs being installed to direct visitors where they should park. Colleen also asked owners to let visitors know where they can park to help avoid any parking issues.
 - **New Building Signs** - Lee reported we will be getting new building signs once funds are available. The letters identifying buildings will be going away and only the number of the building will be on the new signs. He suggested we also put signs on the back of the buildings as well to identify what building number you are by in case of an emergency. Going forward, please try to avoid using letters of your building address and use only the number of your unit. (Secretaries example: Instead of 1004L Edgewater Drive, use only 1004 Edgewater Drive).

COMMITTEE REPORTS:

- **Social/Recreation Committee:**

- **Organizational Meeting** - Marilyn Gollnitz reminded owners there will be an organizational meeting on September 2nd, at 1:00 pm, in the Pool Room for anyone who would like to attend. This meeting is to share ideas for next year. If you can't attend and have ideas, please send them to Marilyn or Nanette Bartkowiak.
- **Hot Dog Social** - There is a social planned for September 2nd, beginning at 6:00 pm, by the Pool House. Hot Dogs and all the fixings will be provided, attendees may bring a dish to pass, if wanted. Tables will be set up in the Pool House.
 - After the hot dog social, please join us at the Firepit for conversation.
- **Winey Wednesdays** - There are three more Whiny Wednesdays in September. They begin at 4:00 pm and all three will be held behind the 1000 building. Marilyn noted if the weather cooperates, please feel free to hold more Winey Wednesdays at your building! Let Marilyn know and we will make sure it gets posted on the Facebook page as well as an eMail from Rick.
- **Event Notification** - Please join our private Facebook group for notification of events happening within our community. In addition, notifications are sent via eMail from Rick or the monthly Newsletter, depending on the timing of the event.
 - To join the Edgewater Facebook Group, search Edgewater Condominium Association. You will need to type your unit number as well as agree to the group rules before approval to join. Please reach out to Kimberly Alonge with any questions.

- **Beautification Committee:**

- **Organizing of Gardens** - Nanette spoke of her wish to create an organized group of committed owners to partake in maintaining their building's flower gardens. She would like to see people commit anywhere from one month to a full year of helping to maintain the beautiful flower gardens at their buildings. She would like to build on the areas no one is currently taking responsibility for and organize the care of the great landscaping we have. As noted in past meetings, we can't keep building gardens as some of the "project gardens" are no longer being maintained by the owners who put them in. We need to cover for those gardens that have been planted but are now left with no one to maintain them.
 - A reminder was made that if you get approval to put in a flower garden at your building, it is your responsibility to maintain it. If you are unable to maintain it or if you move, it is your responsibility to have it removed and replanted with grass. We do not have the manpower to maintain individual flower gardens in addition to the regular maintenance of our grounds
 - If you are interested in being on the Beautification Committee, please let Rick, Nanette, or a Board member know.

COMMITTEE REPORTS: (continued)

- **Rules & Regs and By-Laws Committees:**

- **By Laws** - Lee reported no meetings have been held recently. He did receive interest from two people interested in being on the committee and more are welcome. Let Lee know if you would like to be part of the By-Laws Committee.
 - Lee spoke again about the need to amend the process of amending the By-Laws and gave a good example of the way the process of how we currently vote needs to change. We just do not get enough votes with the current process. He also mentioned the possibility of implementing electronic voting as well as extending the days to send ballots to owners and have them received back. Lee noted that By-Laws are meant to be difficult to change and we don't want to make them easy to be changed but a change is needed in the way voting takes place. We cannot make that change until the By-Laws are changed.

OLD BUSINESS:

- **Laundry Room** - Suzanne reported Rick had been in contact with the company via eMail. They are waiting on one more machine to arrive before they schedule installation of the new machines. Shipping issues are causing the delay. It was decided that we will wait for all machines to be available and ready to install rather than piecing together new machine installation with what is ready and what is coming later.
- **500 Deck Replacement** - Lee reported the 500 building deck replacement is going smoothly for the most part. They are ahead of schedule. Bill has a large crew that is working on weekends and also with subcontractors who are all doing a wonderful job.
 - We appreciate the owners who have allowed workers to plug in at their units for power and offering drinks on hot days. Last Wednesday, the Board provided lunch for the contractor and crew.
 - We ask that you please try not to be negative if you have a concern during the construction job. Please contact Rick, not the contractors directly. We are trying to keep the contractors here and to also come back to complete future work as well. The contractors are appreciative of Rick and his support with handling issues and would not have wanted to finish the work without. We have been helping them help us and are very involved with the process.
 - If issues come up, please try to be reasonable and keep things in perspective. If something comes up that could be a minor violation and does not really inconvenience anyone, we still want to know but please remember that a couple of weeks of inconvenience will be worth the outcome.
 - Nanette reminded us that everyone needs to understand as a Community, we are all together. With the updates, if you ever decided to sell, it would be money in your pocket.
 - Lee also stated communication is critical. Sometimes we don't know what is needed and gave the example of thinking only three sets of stairs, instead of four, were needed on the 500 building during the deck replacement. He reminded everyone to reachout before you arrive during a construction project to let us know so we can accommodate your arrival.
 - Colleen reminded us that it is not always necessarily what you say, but how you say it.

OLD BUSINESS: (continued)

(continued, 500 deck replacement)

- Lisa-Gaye Shearing Mead #507 mentioned that she appreciated the notifications received but that “brief period” may be different things to different people.
- **1200 Building** - The work on the 1200 building was scheduled to be done a while ago but then the contractor was not able to complete the job at that time. When the work does begin, please remember we can't hold up the contractor for our own timing or schedule. Please be flexible and try to remember we are all in this together and will all enjoy the outcomes.

NEW BUSINESS/CORRESPONDENCE:

- **500 Building Brick**
 - Lee explained when the concrete decking was removed they found it was not attached to the wall, but only sitting on the brick pillars dividing each unit porch. The brick pillars were hollow and thus fell over once the concrete decking was removed. It was not part of the original plan to replace the brick pillars but with this discovery, the brick pillars will now be replaced with plywood. The cost of masonry to replace the brick is over \$10,000. The replacement with plywood and textured siding to match the current building will cost half that at around \$5,000. Lee asked for a motion to approve the replacement of bricks and was made by Colleen, and approved by Nanette.
 - A question was asked if this issue is happening at any other building. We are not aware of any other situations like this, but if you are aware of any issues in your building, please let Rick know.
- **605 Unit Sold**
 - Lee explained the history of the Board making the motion to purchase the 605 unit, but the attorney representing the owner was not able to accept the offer without going to the public market first. Another higher offer was made and accepted. The new owner is here and has begun the cleaning out of the unit. When it was listed, the condition was such that the unit required a total gut and redo. The new owner was approved to have a dumpster at the unit to complete the remodel. Lee also noted the outstanding arrears of the unit will be coming our way.

OPEN FORUM FOR GUESTS:

- John Jones #1102 - Asked about the downspout issue at the 1100 building. He noted the downspouts dump on the ground at the back of the building and asked if it could be redirected to the corners of the building. Lee stated there is a long-term plan to get all the issues fixed and piped out to the creeks. We are aware of the issues and will be taking a look and creating a plan to help.
- Avery Jones #1102- Asked about the roadside concrete patios date. We had a contractor to do this but he has since declined the job. We are looking for another quote and will update when we have more information. She also asked if the concrete pad at the mailboxes in front of the 1000/1100 buildings will be replaced as there was an injury there last year. Lee hoped to be able to do that, but unfortunately there are no funds to do this now with the emergency deck replacement. He is hoping to be able to replace the concrete pad if there is left over cement from the roadside patios.

NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, September 25th. Pending any restrictions at that time, the meeting will be in-person, online, or both.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 12:23 PM with a motion to adjourn from Nanette. No action was taken during the Executive Session.

Respectfully submitted,
Kimberly A. Alonge, Secretary