

Board of Managers Meeting-December 2021

18 DECEMBER 2021 / CALLED TO ORDER AT 11:01 AM (EST)/ Online via GoToMeeting

ATTENDEES

Board: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager, and 6 identified callers on-line: Norm & Marilyn Gollnitz #1002, John & Avery Jones #1102, Linda Jo Lewis #502, Michael Mead & Lisa-Gaye Shearing-Mead #507, and Mary O'Leary #409.

AGENDA

OPEN FORUM FOR GUESTS:

- No comments.

TREASURER'S REPORT:

- Nanette Bartkowiak, Treasurer, reported as of 11/30/21 our total cash assets are \$148,361.14 broken down to: \$94,892.44 (Checking Account), \$53,468.70 (Reserve Account, and \$16,684.77 Accounts Receivable. Reported from the November 2021 meeting, capital projects expenses for the deck replacement of the F and M buildings, the gutter replacements, and pool locks created a Net Income (loss) of -\$43,065.55. This was expected due to the extra capital expenses. The over 90-days delinquency list is small and is being worked on. The treasurer's report was approved with motions from Kimberly and Colleen.

SECRETARY'S REPORT:

- The secretary's report of the minutes of the November 27, 2021 meeting was approved with motions from Nanette and Colleen.

MANAGER'S REPORT:

- **Reported by Rick Clawson, Manager**
 - **Water leak update/Water Pressure:** Rick reported Casella Plumbing, Heating, and Air Conditioning has received the valve and will make arrangements to install it. The water to all units will need to be shut off for the installation, which could take up to 4 hours. Rick will coordinate this project and send an eMail out to owners with details for the installation date.
 - **Wind damage report** - The storm here last weekend, brought wind gusts to 51 miles per hour. We lost several cap shingles from some of the units, but they have been repaired and replaced. In addition, many limbs fell, and we lost some dying/dead trees by the entrance drive and creek bridge, all of which have since been removed.
 - **Brownout damage to WWTP pump station** - The brownout we had from the storm the week before damaged one of the pumps at the west end pump station. It has since been repaired and replaced.

MANAGER'S REPORT: (continued)

- **Sweatshirt Order** - They are in. Rick will get them sorted and distributed. Those who are not currently here can pick them up in the office when get back in town.
- **Annual Mailing:** The annual mailing was sent. Included are your coupon book and the necessary required literature that must be sent out annually. In addition, the new Edgewater Rules and Regs will be included in the packet, as well as the Community Directory.
 - Nanette thanked Rick for the format of the new Community Directory. Colleen agreed it was much easier to read. Rick noted if anyone would like to send a birthday or anniversary date, he will add it to the directory.

COMMITTEE REPORTS:

- **Social/Recreation Committee:**
 - No report
- **Beautification Committee:**
 - No report.

OLD BUSINESS:

- No report.

NEW BUSINESS/CORRESPONDENCE:

- The Board received a letter from an insurance agent on behalf of an owner. The letter was forwarded to our attorney to make a response.

OPEN FORUM FOR GUESTS:

- Marilyn Gollnitz #1002: Spoke on Ron Moreci's idea of music nights around the firepit. He is looking for musicians and singers to lead the event. Rick will add Mr. Moreci's idea for the next Newsletter to reach more than those on the Edgewater Facebook page, where it was initially posted.

NEXT MEETING:

- The next meeting will take place at 11:00 AM on Saturday, January 29th via GoToMeeting.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:17 AM with a motion to adjourn from Colleen and Nanette. There was no need for an Executive session.

Respectfully submitted,
Kimberly A. Alonge, Secretary