

Board of Managers Meeting-July 2022

July 30 2022 / CALLED TO ORDER AT 11:02 AM (EST)/ Online via Zoom

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 10 identified callers on-line: Breads, Michael & Barbara #305 * Galey, David & Debra #1103 * Gollnitz, Norm & Marilyn #1002* Horn, Bill # 509 * Hornberger, Robert * Jones, John & Avery #1102 * Krzeminski, Thomas #403 * Laird, Don #406 * Mead, Michael #507 * O'Leary, Mary #409

Please remember to ID yourself when logging in. Missing IDs will be removed from the meeting.

AGENDA

OPEN FORUM FOR GUESTS:

- **Jones, John #1102-** Remarked that the coming-soon dog park looks like it will be a nice one. Rick will speak to more on this in the Manager's Report.

TREASURER'S REPORT :

- **Nanette Bartkowiak, Treasurer,** reported as of 06/30/22 our total Cash Assets are \$156,849.58. The Assets are broken down as follows: Checking Account, that we pay the bills from, is at \$72,378.26 and the Reserve/Savings Account, that we spend Capital Projects from, is at \$84,471.32. Accounts Receivables are at \$14,010.00. We have a net income of -\$22,877. There has been a lot of success with owners over 90 days getting caught up and paid down. Currently, at 90 days delinquent the total is \$940.22 and the best it has been in the years she has been serving as Treasurer. Rick commented it is the best he has seen in at least 10 years and this is very, very good news.
 - Nanette reported there were some big bills that we were not prepared for as well things do come up, that can affect our budget. There will be an Executive Session to evaluate the spending for the rest of the calendar year. She also stated to keep in mind we try not to have assessments happen and to keep the HOA as it is; the Board spends a lot of time doing that. Nanette asked owners to please bear with us when things aren't done as quickly as you would like as it has to do with the money available at the time.
 - The Treasurer's report was approved by Suzanne and Colleen, with a 5-0 motion carried.

SECRETARY'S REPORT:

- **The Secretary's Report** of the minutes of the June 12, 2022 meeting was approved with motions from Colleen and Suzanne with a 5-0 motion carried.

MANAGER'S REPORT/PROJECTS UPDATE:

- **Water leak 1300 building** - The bill received to fix the leak at the 1300 building is \$18, 571.00. Some of the cost was attributed to the special equipment needed. Rick reported once again the lack of blueprints reared its ugly head in the process of fixing a leak. The prints we have are "as designed" and not "as built", so we are always struggling to find the proper lines. Rick hopes we are done with these types of repairs. In this situation, one line from the old camp ground was involved and the line runs from the pond to the stairs by the lake.

MANAGER'S REPORT/PROJECTS UPDATE: *(continued)*

- **Pool Inspection**- The County Health Dept was here to inspect the pool last week. The inspector's comment was that it has never been better. Everything is right. The only thing on the report that was needed was a CPR mask for the pool and that will be here Monday. We need to have it for safety and it is an inexpensive piece of needed equipment.
- **Dog Park** - Building is underway and this one will not fall apart in a windstorm. It is quite substantial and is scheduled to be done by mid week. In addition, there is a wide gate to get the Zero-Turn mower in
- **Watering** - The crew is staying ahead of stuff with watering during this dry summer. The landscaping by the 300 and 400 buildings looks very nice.
 - **Comments:**
 - Lee : Reported both major leaks and experiences we have had have been on sections not on our drawings. The latest leak is right next to the other line. Unfortunately due to its location, which is inches away from the transmission power station, the contractor had to use a special truck to dig out dirt without danger. It cost \$400-500 per hour to run the special truck, which was here for several hours. This is a subnational bill, and the Board will be discussing changes to timelines of projects planned due to this bill .

COMMITTEE REPORTS:

- **Social/Recreation Committee:**
 - Marilyn Gollnitz reported we had a wonderful and successful sale. We made \$2,396.50. It was the best ever. She thanked everyone who helped out. There was a great crew. We donated leftovers to the Northern Chautauqua Canine Rescue, the Rural Ministries, and the Episcopal Church sale.
 - **Comments:**
 - Lee: Thanks to Marilyn for the great job organizing the sale and everyone for all the great help. He said it was nice to get back to doing that, which many agreed.
- **Beautification Committee:**
 - No report

OLD BUSINESS/UPDATES:

- **Laundry Cards** - Lee reported we are still still working on getting those delivered. In the meantime, residents can use your credit or debit card and we understand some like to use the special laundry cards instead of their credit or debit cards. The cards are on backorder and we are in communication with the vendor for updates, which will be passed along when we receive them.
- **Recyclables** - Lee gave a reminder the recyclable dumpster is now for corrugated cardboard only and it must be broken down before putting it in the dumpster, otherwise the dumpster will not hold much. Pizza boxes with grease/food stains, for example, though cardboard go only to the trash dumpster or items like that will cause the company to lose the whole load of recyclables.
 - In addition, we got rid of the blue barrel that was there for the 5-cent deposit bottles/cans. It was not correctly being used and all kinds of food containers, not deposit containers. It became more difficult to sort than have.
- **Rules Reminders** - The Board put together and sent out a reminder flyer of rules that are commonly forgotten or that come up during the summer. It has been well received and we have gotten compliments on the flier.
- **New Grill** - There is now a gas grill by the fire pits area. Please remember, **you cannot cook on the fire pits**. Improvements are coming for a picnic area with tables soon placed at the grill area to eat at.

NEW BUSINESS/CORRESPONDENCE:

- **Employee Appreciation** - Kimberly reported the 2022 Edgewater Employee Appreciation Day will be on Wednesday, August 24th. JD, Ed, and Eldon, will be treated to lunch, as their schedule allows, thus no formal gathering will be held this year. Donations for our valued employees can be dropped off to Kimberly Alonge, Secretary, at 1004. Or contact her to arrange pickup, as well as Venmo or PayPal information. Lee noted that at any time you see one of our crew, please feel free to thank them for the hard work they do here.
- **Request from the Gayley's (#1103) for enclosure**
 - Debra Gayley spoke to the Board's question of why the request was for September or October of 2023 and not 2022. She stated they do not want to do it in the winter. Spring is too wet and would be a mud pit. A summer construction project was not planned as they didn't want to bother people, so Fall seemed like a good time. In addition, they recently put in new windows which took a total of 6 months to get and install and there is a time delay for anything ordered. They plan to have the contractor start the process around March of 2023 with the construction complete in the August/September/October time period. Rick confirmed the drawings for #1103 were sent to the Board for review. Lee expressed that our only concern was the extended time period and that any changes to the timeline or request would need to be in writing. The Gayley's do not plan an extension and will try to stick to the original timeline. Colleen - include idea if timeline changes we are notified for approval. Nanette made a motion to approve the addition for #1103 starting in 2023 and that any timeline changes that occur must be sent to the Board for approval. The motion was seconded by Colleen. Motion carried 5-0.
- **Request from Robert Hornberger (#508) for enclosure**
 - Mr. Hornberger asked that when the lakeside deck of unit #508 is reinforced that he would like approval to add an aluminum enclosure. He would like half of the deck enclosed and the other half open with just an aluminum roof. In addition, he would install an external door to access the new enclosure.
 - Lee reported there is a project planned for some of the deck to be taken apart to correct the issue with flashing that may cause leaking in other units. The concern we have is that in the 500 building, an enclosure would require the decks to be reconstructed to reinforce it to then allow that enclosure. If an enclosure was added, there would be no way to ever fix the decking that serves for other units in that building. The 500 building has wooden decks and not concrete decks like other buildings. There is no way to allow an enclosure to be installed without negatively impacting other units. The enclosure would need to be removed if there was a needed repair. The Association cannot take on the repair of a future owner.
 - Mr. Hornberger made a new request: to install just a roof instead of a half enclosure. Lee reported there is a situation with the 500 and 700 buildings when it comes to structures like that. The way the wind blows, without a wall, this would create other issues. If a roof is added then there becomes the issue of who maintains the roof and how is it attached. There has been discussion in the past on this for the 700 building as well.
 - Mr. Hornberger also questioned what he feels is this sinking of the building and thus the reason why the walls in his unit are cracked and reported one of the doors sank so much the door doesn't line up to shut properly He asked if he resident below has the same cracking walls and issues. Rick spoke of not being able to connect with Mr. Hornberger to meet with him as had been discussed prior to this meeting. He also reported no one else has reported any damage. A few years ago there was some cracking attributed to dry

NEW BUSINESS/CORRESPONDENCE: *(continued)*

- *#508 walls/doors (continued)* weather. That building is close to 50 years old and there is a lot of natural settling going on. Mr. Hornberger will meet with Rick soon and ask if Rick

can reach out to the tenant below to check on any issues before he comes. Mr. Hornberger has no problem doing the repair to his unit to take care of the natural settling, but wants to confirm it won't be a continuous problem. Rick will coordinate and contact the owners of # 503 to see if they are having the same issue with cracking the door as he is.

■ **Comments:**

- Bill Horn - related to #508. He has not heard of anything being wrong with their unit #509.
 - Lee: We can double check when 503 is checked and Rick will check other units as well.
- **Bicycle Theft Update** - Lee reported the parties responsible in the theft of a bicycle have been identified and have been banned from Edgewater. The Westfield Police have been notified as well. If the parties are seen on the property, they will be arrested for trespassing. Even though we are a small community it is always a good idea to keep your items locked up. In addition, if you see anything suspicious, call the Police. Don't try to find a Board member or Rick. Lee noted the theft of the bike was a visitor here, not a resident.
- **Online vs Live Meetings:** Rick mentioned he had a few people approach wanting to know why we have not gone back to live meetings. As it turns out, since we went to remote meetings we have had better attendance than ever. Today's meeting with 16 people is the best we ever had to attend a monthly meeting. He added that it is nice to see and meet people, but can go to Winey Wednesday to do that, and these remote meetings work better for everyone. Lee added that we get through more business quicker and that we did try hybrid meetings but it was hard because the people live had a hard time hearing the remote people and vice versa. Other than Annual Meetings, we have had much better attendance online than live monthly meetings. Many at the meeting agreed that online was more beneficial for our monthly meetings.

OPEN FORUM FOR GUESTS:

- **Marilyn Gollnitz (#1002) - Reminder the** Pot Luck is today at 5:00 at the pool building. In addition, if anyone is interested in attending the Amish dinner, please contact her by next week so she can make a reservation. August 10th is the date of dinner.
- **Nanette Bartkowiak (#602) - Requests that owners who store their own personal property on the common grounds, (ex: grills and kayaks), to put your unit number if you would rather than your name on the item. It is hard to tell what belongs to whom especially if someone moves. We have had a lot of people leave items here with no idea who it belongs to. We need a system and this is a start.**
 - Lee added we can ask people to do this immediately; mark your items so we know who it belongs to. The Board will make a change in the Rules & Regulations to address this going forward, to give them time to get into compliance with this new rule. In addition, the property in the RV parking lot, such as trailers, campers, and such, should also be tagged. Rick will put this information in the newsletter.
 - Lee also added a reminder to keep in mind that the only items that should be stored on common property are bikes and kayaks in their respective racks, and grills at the end of the building. Other than that, any type of tools, wheelbarrow, etc., should not be stored on common property as this is a violation of the rules.

OPEN FORUM FOR GUESTS: *(continued)*

- **Don Laird (#406) - Asked if there was any discussion on bringing in a potential new contractor to take care of plastics and such. He realizes of course cost is a concern, but in an effort to keep things tidy and just do our part of recycling, has there been any discussion on this or is it too costly to do? Lee answered it is not a cost issue for us, but that right now with our service and that like others, most are not taking**

recyclables and recyclables are going to trash. This is due to supply chain issues and not selling recyclables right now. Our bin was not being recycled, it was just being dumped as trash and they were not able to recycle the cardboard only out of our recycling bin. We will continue to check for any changes on this.

- **Marilyn Gollintiz (#1002)** - Reminded residents that the transfer station, on Bourne Street, has bins for recycling and it is free to recycle. You can take your recycling there and dump it in bins from 9-1 on Saturdays. Colleen added there is no street sign for Bourne Street but it is the street on the left right before the bridge. Rick added this information will be put in the next newsletter.

NEXT MEETING:

- Saturday, August 127th, at 11:00 AM, online via Zoom.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:49 AM with a motion to adjourn from Colleen and Suzanne. The motion carried 5-0.
- No action was taken in the Executive Session.

Respectfully submitted,
Kimberly A. Alonge, Secretary