

Board of Managers Meeting-August 2022

August 27 2022 / CALLED TO ORDER AT 11:01 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 and 12 identified callers on-line: Armenia, Donald #1202 * Breads, Barbara #305 * Cancilla, Connie #1308 * Deets, Barbara #509 * Gollnitz, Norm & Marilyn #1002* Horn, Bill # 509 * Jones, John & Avery #1102 * Laird, Don #406 * Mead, Michael #507 * Sinatra, Lawrence & Mary #1201 * Smith, Pat #402 * Walker, Todd & Lorraine #504

Please remember to ID yourself, with your name and unit number, when logging in. Missing IDs will be removed from the meeting.

AGENDA

OPEN FORUM FOR GUESTS:

- **Jones, Avery #1102-**
 - Thanked gardeners who helped with her garden. A table of garden goodies has been set up in the pool room for those who would like them.
- **Cancilla, Connie #1308-**
 - Asked if the area from the repair of the water leak was going to be smoothed out and reseeded.
 - She also noted the Kayak rack is no longer able to store all the kayaks. Some are tied to trees and laying on the ground. In addition, the branches to get to the rack need to be trimmed as there are spider webs and low branches.
- **Board Response (Lee):**
 - It has been too dry to seed and the area will get smoothed and reseeded as soon as weather permits.
 - The Board has had ongoing discussions regarding updating the Kayak storage. Earlier this year, someone offered to donate a rack, but have not responded back after we reached for more information. The Board did ask that residents put some sort of ID on them (like the grills) so we know who they belong to and remove those that may have been left by former owners.
 - The crew will trim branches in need.
- Nanette added: She found and shared with the Board a nice pattern to make our own Kayak rack from PVC piping. She and Rick are in communication for these racks, but if anyone else has ideas for inexpensive kayak racks we can DIY, please reach out to Rick. We would be looking to build in the Fall and we need to try and keep the cost down on an additional rack.

TREASURER'S REPORT:

- **Nanette Bartkowiak, Treasurer**, reported as of 07/31/22 our total Cash Assets are \$162,617.19. The Assets are broken down as follows: Checking Account, that we pay the bills from, is at \$97,698.54 and the Reserve/Savings Account, that we spend Capital Projects from, is at \$64,918.65. Accounts Receivables are at \$15,149.35. We have a net income of \$18,990.98. Capital Project expenses to date are: \$40,700.00, of which \$6,200 are marked for gutters and downspouts and \$32,000 for the Office repairs when they begin. Currently, greater than 90 days delinquent the total is \$2,852.71, but that the amount isn't currently that high as payments need to be credited. Many are selling units and catching up with what they owe. We should be in better shape with this by the end of the year.
 - The Treasurer's report was approved by Colleen and Suzanne, with a 5-0 motion carried.

SECRETARY'S REPORT:

- **The Secretary's Report** of the minutes of the July 30, 2022 meeting was approved with motions from Suzanne and Colleen with a 5-0 motion carried.

MANAGER'S REPORT/PROJECTS UPDATE: *(given by 1st Vice President, Colleen McCarthy in Office Manager Rick Clawson's absence)*

- **Dog Park** - Is now 100% complete and built so the wind doesn't damage the fencing.
- **Brush Hog** - Has been purchased and assembled. There is a slight learning curve and once that is met, the equipment will cut down on the time it takes to mow the big field.
- **Building Painting**- Will be done as weather permits. Painting will start at the south side of the pool and then work its way to other buildings. Both bridges were painted.
- **Tree Trimming** - Rick would like the Board to consider keeping the amount budgeted for tree trimming at the same level or more because there are large pine trees dying that are in danger or falling.
- **300 Building** - The lower stairway of the 300 building has been painted and the steps and landing repaired.
- **Deck and Stair Railings**: All railings for the 500, 600, and 700 buildings have been reinforced.
- **Pest Control** - Since this has been a dry year, the bees have been very busy this year trying to find water. As a result, pest control has been here several times this year to take care of the bees reported.
- **Lawn Care** - The crew is working hard to keep up with mowing and trimming.
 - **Comments - Deets, Barbara #509** - Stated she is still seeing yellow jacket bees at the 500 building and is concerned with getting stung. Colleen asked if she had contacted Rick so he can call pest control and if she had not to be sure and send him an eMail or stop in and that she will put this in the follow up notes for today's meeting. Colleen also reminded everyone to please eMail or stop by the Office if you have an issue to discuss with Rick. Though it may be easier to mention to him in passing out and about, sending an eMail or stopping by the Office better allows him to note the issue you have and get to work on fixing it.

COMMITTEE REPORTS:

● **Social/Recreation Committee:**

- Marilyn Gollnitz reported as we are winding down the summer, there is one more Winey Wednesday scheduled (behind the 1002) and a pot luck tomorrow (Sunday, August 28th). After that, weather permitting we can get together at the fire pit for evenings of music and conversation. Marilyn also thanked Kimberly Alonge for the work on the Employee Appreciation Day on Wednesday.

● **Beautification Committee:**

- No report

OLD BUSINESS/UPDATES:

- **Employee Appreciation Day** - Kimberly Alonge reported the August 24th celebration went great. The crew was treated to Andriacco Pizza (by request) and baked goodies from Marilyn Gollnitz, 'crunchy snacks' from Nanette, along with BBQ Smoked Sausage and many other party festivities from Kimberly. The crew was very appreciative of the kindness and generosity of our community and gave their thanks and appreciation.
- **500 Building Inspection** - At the July meeting, an owner requested a building inspection at the 500 building for cracking issues in an upstairs unit. Our engineer looked at it and determined it is the result of extreme dryness this year and would not require any structural repairs.

NEW BUSINESS/CORRESPONDENCE:

- **Notification From An Owner Regarding a Fall** - No information was provided to the Board on the Fall as well as where or when it happened. The claim has been sent to our insurance company to investigate. If something happens, such as a fall, you need to let Rick or a Board member know.
- **Moreci, Ron (# 608) Winter Parking Request** - Mr. Moreci asked to park his vehicle in the overflow lot by the pool long term while away for the winter, rather than the trailer parking area. We have always required vehicles move every 30 days or be parked in trailer lot if not moved regularly. The Board and Rick have concerns with the vehicle obstructing plowing. In addition, we would need to change the rules to allow this, but the real issue of concern is that we need the space by the pool lot for plowing. Residents move their cars to that lot, so once the parking in front of their respective buildings can be cleared, and then the cars are moved back.
 - Colleen - Made a motion to deny Mr. Moreci's request being it would create a hazard with plowing for the winter. She noted we are fortunate to have the side area for parking for trailers and long-term parking and that it is a sufficient place for vehicles.
 - Lee - Added to the discussion: If there is a safety concern raised with leaving your vehicle over in the lot with campers and you are not comfortable with the level of safety, it might be better to seek off site accommodations. Simply put, we cannot put vehicles in the way of plowing.
 - Nanette - Added to the discussion: If one was allowed to do this, then others would want to move over to the pool lot. This would become a permanent parking lot in the winter if we allow for one, we allow for everyone and it would open up a bad situation.
 - Nanette seconded the motion, which carried 5-0.
- **Armenia, Donald (#1202) Complaint** - A complaint was made regarding some boxes that were left on their porch. Colleen gave more detail on the complaint: The eMail came to the Board the day of the July meeting. The complaint was upset because the people who rented his unit, who had thrown their boxes in the recycling, but not broken down, found the boxes back on their porch, along with a request to break down their boxes before putting them in the recycling bin. We have a resident, who we appreciate very much, that goes through and breaks down boxes and he often lets people know they didn't break their boxes down. We pay every time the dumpster is dumped and need to fit in as much as we can.
 - **Lee added:** The complainant felt it was inappropriate to address complaints directly and didn't like the manner in which they were addressed. According to the Rules and Regulations, it is appropriate to address issues with other people so long as we do in a kind manner and if an issue is not resolved, to let the manager or Board know. There is nothing wrong with pointing out they are not following the rules. In this case, the rules may not have been explained to the renters and the rules were violated and there is no issue with letting them know they should not have done that. Lee made a motion to take no action on the complaint.
 - **Nanette added:** As a rule, people in our community do break down the boxes for recycling. The real issue of the complaint was putting the box on the persons' property. She noted everyone once in a while we all do something a little off and this person who put the boxes there felt it was in the good interest of the community. On the flipside, the owner felt no one should put anything in their space. As residents we all see things differently. She sees how that person was offended and how the person who put the box there both have good points. We don't always see eye to eye and we need to communicate with people regarding any issue.
 - **Lee added:** For example: If you see someone not cleaning up after a dog, point it out and then tell Board if not done, but don't put it on the person's porch. Try to do the right thing in a manner that is not offensive to others. Nanette added communication is really important but that any action should go to Rick.

NEW BUSINESS/CORRESPONDENCE: *(continued)*

● Buy-In for New Owners

- **Colleen began the discussion:** 5 years or so ago we talked about having a buy-in for new owners to the Association. We put it to vote and it was close, but got voted down. We didn't have enough people voting, as in most of our elections, thus we did not have the number of votes to pass. Colleen went back and looked at the number of units sold from 2017 to the present. She found that 75 units have sold. If we look at people who purchased 1 and 2 bedroom units, the average HOA monthly is about \$340. Looking at a 2-monthly buy-in, we could add \$51,000 to our capital funds. 4-months \$100,00, and a 6-month around \$153,000. With this information now kept and collected, we would like to bring back the buy-in for review and discussion. The Board is not seeking to make a motion to change anything this month, but would like to review and discuss.
 - With these figures, it looks like a 4-month buy-in would not be all that much money for someone paying a good price for these condos and it is a good way to have money in our Capital Funds account instead of looking at assessments and raising monthly HOA fees.
- **Lee added:** The Board has started the budget prep for next year. Regarding the buy-in, the Board can't take any action in the Executive meeting without bringing it to a regular meeting first. No other associations in the area do this other than Chautauqua Institution, but it is The Institution does have a fee that is 1% from each of the buyer and seller (a 2% fee split). That is pretty substantial. We are looking at a 4-month and adding \$100,000 extra in our capital funds balance to address issues that come up. It is better to pay \$1,000 - \$1500 to the Association upon sale of your unit then constantly looking at assessments and raising HOA fees.
- **Lee also added to the discussion** that the Board has discussed being able to get enough votes and feel if we structure the vote with time to pursue encouragement to vote, we could get people to vote. The reason it failed last time was there were simply not enough votes to pass anything. We can structure the vote with time to remind people to vote. The Board feels this is something to look into.
- **Nanette added:** There aren't that many that really listen to the Board meeting and requested those listening talk to neighbors and let them know as we need everyone to buy in to at least a discussion. Our bills have gone up and we are trying to avoid increasing HOA fees. This will not affect present owners and will minimally affect new people buying here and wouldn't stop people from buying here. We need to do something to not have an increase in HOA fees.
- **Colleen added:** If you are buying into something you are probably going to be a little bit more into the rules of what you bought into. People might look at the rules and know what they are as opposed to just buying a condo and there is an association. This might alleviate the issue of people not reading information and not knowing the rules.
- **Suzanne added:** She felt it makes sense; you are investing in your community. We are a private community and that is a selling point. For most transactions it's less than \$2,000 that you can invest in your community. The buildings are not getting any younger and things are not getting cheaper.
- **Lee added:** A buy-in will not stifle sales, rather it is a selling point that the Association has a strong fund to address problems and you are getting into a healthy Association.
- **Lee made a motion** to have the Board investigate and come back to a future meeting with a report. Owners can have input with Board members over the next month or two. Suzanne seconded. The motion carried 5-0.

OPEN FORUM FOR GUESTS:

- **Cancilla, Connie #1308-** Expressed since she is not here all the time, after being here for just four days, she has to take her recycling home with her and would like to know what happened that we only recycle for corrugated cardboard and where does the other recycling now go?
 - **Lee responded:** We have had discussions the last few meetings and the information has been put in the Newsletters. He explained, this has not changed since the other meeting discussions, that the problem has been supply issues for recycling overall in the nation. A lot is not being done because recycling companies are not taking it because there is no value to it. Here at Edgewater, people were not putting just recycling in the recycling dumpster, they were putting their trash in that dumpster that should not have been in there. Any food waste in the designated recycling bin meant we got billed for another dump because it was not just recyclables. By eliminating the recycling dumpster, we should be able to save money, BUT if there is anything other than broken down corrugated cardboard in the recycling bin, we WILL be charged for an extra. We need the boxes broken down before putting in the recycling dumpster to save space and save money by not needing additional dumps for it. Eliminating other recycles saves us money and keeps us from getting charged twice for one dump.
 - Lee reminded everyone they can bring their recyclables to the Westfield Transfer Station, on Bourne Street, Saturday mornings, for free. If you don't want to do that, put your recyclables in the trash. Right now this is how it is; hopefully it will change in the future.
 - Please refer to the prior meeting minutes or the newsletter Rick sent last month for more information. You may always contact a Board member as well.
- **Gollnitz, Norm (#1002)** - Asked the status of the purchase of a new Gator as there is currently about 3-4 months lead time to get one. If we haven't ordered yet, we may be in heavy snow by the time we get it.
 - **Lee responded:** He will look into the Gator purchase. If budgeted, we can order asap. We have been dragging our feet trying not to spend, as there have been such unexpected big issues lately (ex: water line leak). We do contract with Westfield Nursery for main lots and roadways, but we would need to use the snow blower and bucket on the tractor and make due as long as we could if the Gator broke before we purchased a new one.
- **Cancilla, Connie #1308-** Inquired if the vineyards by dumpster were ours.
 - **Lee responded:** They belong to the Association and are leased to a farmer that pays us for the lease. The farmer did a lot of improvements and over the last two years we made a profit. It was over \$2,000 last year. Connie asked if we had ever thought of keeping some of the property closest to us and selling the rest if we need money so badly and felt property is a hot item right now. Lee answered that we cannot sell Association property and can't divide the property. He also noted vacant land isn't worth a giant chunk of money. Suzanne mentioned the property in reference is a grape vineyard and does not get the same money for waterfront property in this area. It was noted that Vineyards sell for around \$3,000 an acre and this lot is smaller than 10 acres. Colleen added that it looks like a ton of grapes on this side, but ours is a very small space and the rest goes past us, we don't own all of it and that there is more property on the west end than the east end. Suzanne noted that we would not want property we no longer control in the front of our community and selling it would decrease our privacy value.
- **Laird, Don #406** - Complimented the crew on how well our grounds are kept up. He noticed many pines around utility poles at the main entry and was happy to hear the budget will retain the funds to continue to trim trees that need it. He also wanted to share that after a few meetings ago, when someone brought up the possibility of having trees pruned up for the 2nd floor residents, he talked with an arborist in the Pittsburgh area who said for a healthy tree up to 30% can be pruned. This is good for future

OPEN FORUM FOR GUESTS:(continued) reference and for us to know. .Lee added we have left tree maintenance in the hands of our arborist, but we can discuss this in the future. We are trying to avoid 104 different people deciding what tree they don't want there because they can't see. We will work with our arborist to see if it might be healthy to trim the trees and where to do so.

NEXT MEETING:

- Saturday, September 24h, at 11:00 AM, online via Zoom. Lee noted we have more participants online than in person and this is great for those who wouldn't be able to attend as well. This is the preferred meeting format and will continue going forward.

ADJOURNMENT & EXECUTIVE SESSION:

- The meeting was adjourned at 11:59 PM with a motion to adjourn from Suzanne and Kimberly. The motion carried 5-0.
- No Executive session was held.

Respectfully submitted,
Kimberly A. Alonge, Secretary