

Board of Managers Meeting-September 2022

September 24 2022 / CALLED TO ORDER AT 11:05 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 seven identified callers on-line: *Deets, Barbara #509 * Gollnitz, Marilyn #1002 * Horn, Bill # 509 * Jones, John & Avery #1102 * Laird, Don #406 * Smith, Pat #402 *

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:

- No comments

TREASURER'S REPORT:

- **Nanette Bartkowiak, Treasurer**, reported as of 08/31/22 our total Cash Assets are \$169,993.27. The Assets are broken down as follows: Checking Account, that we pay the bills from, is at \$100,527.80 and the Reserve/Savings Account, that we spend Capital Projects from, is at \$69,465.77. Accounts Receivables are at \$13,351.22. We have a net income of minus \$11,149.10. To date, nothing has changed for the Capital Project expenses at: \$40,700.00, of which \$6,200 are marked for gutters and downspouts and \$32,000 for the Office repairs which have begun. Currently, greater than 90 days delinquent the total is \$2,919.63 and is coming down. The current number is inflated as many are selling units and catching up with what they owe when closing. We should be in better shape with this by the end of the year.
 - 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 August 27, 2022 meeting was approved with no discussion with motions from Colleen and Suzanne with a 5-0 motion carried.

MANAGER'S REPORT/PROJECTS UPDATE:

- **Office Restoration** - Is under construction and should be done by the end of week with exception of one window that was incorrectly measured. It is a dormer window upstairs and will not interfere with finishing the remainder of the building.
- **508/509 Deck Repair** – Are scheduled for October; Stratton Services will start next week.
- **Sidewalk & Cement Replacement**– Is scheduled for October; Masonry & More (Norm Leamer) will start next week.
- **Pool Closing** - This is dependent on weather and will be kept open as long as possible; hoping to keep it open until the end of October.
- **New TV for the Lounge** - Will arrive on Tuesday. The mount has already been installed with the TV being ready to watch by the end of the week. The Social Committee will speak more on this in their report.
- **Winter/Fall Seasons**- The crew is still getting ready for the Fall and Winter seasons. All equipment is working properly and it is business as usual for this part of the year.

OLD BUSINESS/COMMITTEE REPORTS:

• Social/Recreation Committee:

- Marilyn Gollnitz - Thanked Nanette for her time and effort as we now have 3 new umbrellas for the pool. They are designed for air flow and have vented tops. We also purchased a large waterproof clock for the pool.
 - Lee- Last month, there was a meeting of the Social/Recreation Committee members and anyone else who was interested, to determine how to spend the proceeds from the lawn sale. It was decided to purchase a TV (with mount) for the Lounge, a larger waterproof clock, and three umbrellas.
- Marilyn Gollnitz - There was a Winey Wednesday last week and it was lovely. We will continue to get together on nice warm days as long as the weather holds.
 - Lee - Please make sure you have joined the Edgewater Facebook page as we post spontaneous gatherings at the Fire Pit during these nice Fall evenings. Join the page so you get the notices.

• Rules & Regulations Committee:

- Lee Davies - There have been a lot of changes with people on the committee due to people moving, even so, rule changes are being worked on. Things that need changes are those such as the recycling policy. It was more specific than needed in the prior R&R's and we will adjust the wording to reflect they only take cardboard now and note to follow the directions on the trash and recycling bins.
 - In addition, with no real ability to meet, Lee will work on the two-three rules changes needed and bring the proposals to the October meeting and thus not vote to adopt until the November meeting where he can ask for suggestions and input for the changes. This will also allow more people to be involved.
- Lee Davies - There has been discussion about the capital contribution fund and looking into implementing that again. At this point, the consensus is that it will take time to do this type of thing and we must take it in small incremental steps.
 - The most important thing is to address how we vote. It is best to start with a Special Vote to allow electronic voting, which didn't exist when the Bylaws and Declaration were written. The goal is to receive enough votes to be voted up or down instead of there not being enough votes to make a decision.

• Board Member Comments

- Colleen - Believes this is a good place to start. In addition to looking at adding the change to electronic voting, we might also need to look at the timing for people to send their paper ballots in. There doesn't seem to be enough time to get the ballots out and back in time.
 - Lee - When there is a Special Vote for Bylaw change, we have more leeway with the timeline. Only the June Annual Election timeline for voting is solid. We need to get a proposal for allowing electronic voting and set our own timeline. We can reach out and get the vote and then look into other changes needed as far as changing any other bylaws. At least we can get more participation that way.
- Colleen - One resident did write an eMail and clearly was upset about a change in the way we currently vote. She called three times to talk and get an understanding from the resident, but got no response and the eMail did not give a reason why they were upset about a change in the way we currently vote.
- Lee - Has had several people think it is a great idea. We want concerns addressed and input from all. We need to at least have enough votes to take action. The way the voting is now, 75% has to vote, we don't get that so no action can be taken.

- **Rules & Regulations Committee:** *(continued)*

- Nan- The people she talked to want to be involved, but people are very busy. Culturally when the current rules were made it was good for that time; it is a different world now. We can set a good time frame that includes follow up phone calls. Before we put anything out there, let's do our homework and get voting changes first. There will be other things coming up and it's good that everyone can vote on things. We need to progress in our community.
 - Lee- A great example of progression are our Zoom meetings. We get better participation because so many people come and go and can't always be here to meet in person; even our board members. The Zoom meetings allow more interaction and keeping in touch. Electronic voting should help with participation.

- **Beautification Committee:**

- Nan - Is gathering information on what people are willing to do. It is important to have more discussion as there are many gardens going but little participation in keeping them going. We may need to get rid of the smaller gardens as it is not culturally what people want to do right now. There has been such a turnover and it is hard for one or two to keep up with all of the gardens that have been abandoned. Neat and clean is the look we want so when people drive through, they see a neat and clean appearance. If people here don't have time to maintain the gardens anymore, we need to pare down.
 - Lee: The original rules were that you could put in your own garden as long as you maintained it and if not, the owners had to take it out. Most gardens have been there so long that no one knows who started it and especially once people move. "Less is more" and we don't want a sterile look, but there needs to be a manageable amount of gardens for our volunteers and guys to keep up with.

OLD BUSINESS/UPDATES:

- Included in Committee Reports.

NEW BUSINESS/CORRESPONDENCE:

- **Unit 1203 Request for Lakeside Enclosure**
 - Designs sent to the Board with photos of engineering drawings. The owners understand they need to get permits. Stratton Services will complete the work. Ralph Wilson gave the proposal for drawings and Rick sees nothing out of the ordinary. Lee agreed it looks similar to others that have been done and that insulating below the slab again may be a new code. He noted it's better for the association the more enclosure that is done as the exterior wall becomes the owner's and not ours.
- **By-Laws Changes** – New Owner Buy-In and Voting Method Improvement
 - Lee talked about these topics under Committee Reports/ Old Business as we began talking about it at the last meeting and asked if anyone had anything to add?
- **Gator Purchase** - This was discussed in the past but we had not made a motion to go ahead. We did budget for this, but with a large purchase we did hesitate to go ahead right away as it's \$35,000. However, we tried to find alternatives and did not come up with anything for a viable alternative. If we spend less, we will spend it again when with repairs.
 - Discussion: Lee noted we did consider the option to purchase a plow, but it doesn't work for other things. Rick confirmed it was recommended we purchase this unit with the new gas engine because it has the same power as the diesel with electronic fuel injection, but has less issues in winter and is \$3,000 cheaper than the diesel model.
 - Motion to purchase the Gator for \$35,000 was made by Kimberly and Suzanne. Motion carried 5-0.

NEW BUSINESS/CORRESPONDENCE: (continued)

- **2023 Budget** - Lee noted we have starting work on putting together numbers for the 2023 budget. The Board will need to have a couple of meetings coming up to plan. Anyone who has ideas for the Budget, please let a board member know.
 - Lee - We will focus on maintaining what we have been doing while trying to keep up with the inflation and stay within the budget. We are not looking to do any major projects unless we absolutely have to. The Association needs a year or two of building back reserves. We will be looking to present at the October meeting and adopt the 2023 budget in November to go out with the Annual mailing in January. We are taking a conservative approach which is healthy to prepare for other expenses.
 - Nan - Noted we did really well this year despite the major expenses such as the expensive water leak last month. We still have to pay for half of the manager's building and we have had a really good year while "hanging in there" while keeping up. It's better to go lean on the budget and have extra if needed. In a couple years we may be able to make some better changes.
- **Insurance Renewal** - Lee announced it is coming up on the new time for insurance for the Association. He has had quite a few questions on their insurance and urged owners to talk with their insurance agent who can coordinate with our insurance company, John J. Grimaldi & Associates, Inc. to be sure your policy carries the \$10,000 deductible. Insurance costs have gone up for all insurance carriers. Lee asked Joann Murry, at Mayville Tremaine, Inc., to put together a proposal for us as it is good to compare.
- **Complaints** - Lee asked residents to be reasonable and get along. There are 100 people to try and get along with peacefully. There are rules established to follow, please do so.

OPEN FORUM FOR GUESTS:

- **Jones, Aveyrey #1202** - Thanked Rick for keeping the pool open as long as possible. She also noted the umbrellas are beautiful and thanked Nan for finding/purchasing them and also for the beautiful landscaping she tends to.
- **Horn, Bill #509** - Asked if the entire deck will need to be torn off for the project. Lee answered they will find the leak and not tear off the whole deck.
- **Jones, John #1202** - Asked if had received a quote on replacing windows in the lounge. Rick answered that we had received, from D&S Glass, a quote to replace the windows, but had just called them on Wednesday to remind them they owed us a quote on replacing just the glass panels. To date they have not been here.
 - Colleen asked if there were any other glass companies we could call for a quote, perhaps in Erie or Fredonia as we don't seem to be getting a response from D&S Glass.
 - Lee noted that "Window World" does not replace just the glass panel and they are competitive with D&S Services Inc. for windows but we want quotes for just the glass. If anyone knows a company to do that let us know.
 - Nan suggested contacting Fredonia Glass Services.
- **Horn, Bill #509** - Asked what happens with the old gator once we get the new one. Lee answered that we will use the old gator as a backup and for other uses; the trade in value is not worth it and we can use it.
- **Deets, Barb #509** - Asked if, when the work is done to find the leak, if Stratton Services will need to access the unit? Rick answered if he does we will coordinate with her to make arrangements with as much notice as possible and to stay in touch with Rick regarding this.

NEXT MEETING:

- Saturday, October 29h, at 11:00 AM, online via Zoom.

ADJOURNMENT & EXECUTIVE SESSION:

- Nan requested an Executive Meeting to review some expenses that had come up. Lee noted that no action will be taken in the Executive meeting and if any action were needed, it would be brought to the next Monthly Manager's meeting in October.
- The meeting was adjourned at 11:48 PM with a motion to adjourn from Colleen and Nanette. The motion carried 5-0.
- No action was taken at the Executive session.

Respectfully submitted,
Kimberly A. Alonge, Secretary