

# Edgewater Condominium Association

Board of Managers' Meeting -December 30, 2023

**CALLED TO ORDER BY:** Colleen McCarthy, 1st Vice-President 11:04 am EST via Zoom due to technical issues for Lee Davies, who joined at 11:05am.

**MEMBERS PRESENT:** Lee Davies, President \* Colleen McCarthy, 1st Vice President \* David Gayley, 2nd Vice President \* Nanette Bartkowiak, Treasurer \* Kimberly Alonge, Secretary \*

**GUESTS PRESENT:** P. Dorozynski #803, M. Gollnitz #1002, W. Horn #509, D. Johnson #1301, S. Johnson #1301, J. Jones #1102, D. Laird #406, M.&E. Luce #1203, J. Woods #902,

## **OPEN FORUM FOR GUESTS:**

No comments.

**TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:** Financials as of November 30, 2023 are as follows: Checking \$73,3133.32 \* Reserves \$69,804.41 \* Total Cash Assets \$142,937.73 \* Accounts Receivable \$8,845.27 \* Net Income \$19,689.35 \* Capital Project expenses are \$59,318.00 with no change. HOA fees greater than 90 days are \$1,677.16 and we are working on those accounts getting caught up. A motion to approve the Treasurer's report was made by Dave and seconded by Colleen without discussion. The motion carried 5-0.

**SECRETARY'S REPORT PREPARED BY KIMBERLY ALONGE:** A motion to approve the Secretary's report of meeting minutes from November 25, 2023, was made by Nanette and seconded by Colleen without discussion. The motion carried in favor by 5-0.

## **MANAGER'S REPORT PREPARED BY RICK CLAWSON; REPORTED BY COLLEEN MCCARTHY:**

**-OFFICE PAINTING** - Both laundry rooms, the pool room, and outer office have been or are in the process of being painted. The crew is also working to refinish the table in the office in need of refreshing which will also update the Office entrance area.

**-CLEANING CREEKSIDE JUNGLE** - The east side of the creek at the entrance road is being removed of dead trees and broken/hanging limbs before they fall in the road. This process promotes the flow of the landscape and keeps the area from flooding. Nothing is being removed on the west side of the creek to keep the natural habitat for our little animals that live there.

**-COMMENTS FROM THE BOARD/FLOOR:** Nanette noted it looks neat and clean. Lee commented in the past, some residents voiced they would prefer to keep things natural, but he stated there are good reasons for keeping it cleaned up. Dave noted the creek is also cleared up so it's not flooding the area as Lee reminded everyone it has done in the past, thus why it is so important to keep it cleaned up.

**-UNIT CHECKS** - With the warmer temperatures, unit checks have not been done, but they will start if/when the temperature gets cold again.

**-COMMENTS FROM THE BOARD/FLOOR:** There were no questions on the Manager's Report.

## **OLD BUSINESS:**

No Old Business to report.

## **NEW BUSINESS/CORRESPONDENCE:**

**-REQUEST FOR WINDOWS ROADSIDE DAVIES, R. #704:** A request was received to replace the windows in #704 using white windows, which would be painted brown, if required. Lee stated it is required to paint the white windows brown but does not agree with installing white vinyl windows and then painting them brown because the vinyl does not allow the paint to stick; Mr. Davies should purchase brown windows instead of white and then paint them brown. Colleen agreed with Lee.

Dave questioned the language of the request as in some parts it stated vinyl and others metal. Lee noted the request was not specific and if the windows are wood, there would be no problem painting them, but metal can be ordered in the brown color required, thus eliminating the extra step of painting. Colleen asked if the request should be tabled until more information is obtained. Dave noted the Board is all in favor of them being installed brown. Lee presented two choices: table the request and have them wait until we receive more information or approve the request with the caveat only manufactured windows, in the proper color, can be installed. We don't know the material of the windows, so it would be best to table the request, to which Nanette agreed they should be manufactured in brown. Dave and Colleen noted the request stated the installation is scheduled for early January and wondered if the windows have already been ordered in white.

Kimberly made a motion to table the request until more information is available from Mr. Davies. Colleen seconded the motion. Dave asked for discussion on the motion and noted if the windows are already ordered in white, it would be a problem for Mr. Davies and questioned why something was ordered without approval first. Nanette stated we want to avoid putting the Board "between a rock and a hard place" with someone installing something without approval and want to make it clear we have not given approval to install these windows until we have more information. She asked if we could table it and contact him for more information before the installer arrives. Colleen replied it could wait until Rick is back so he can meet with Mr. Davies and find out more information and so the windows installation is not started as it was not approved at this meeting. The motion to table the request for additional information carried 5-0 with no discussion. Rick will get to get ahold of Mr. Davies for more information. Lee reminded residents it is risky to order materials without approval, especially when asking for a change.

**-GRAPE HARVEST INCOME:** We received a check for \$4,931.67, which is higher than any time in the past and more than triple the previous high. Half of the grapes go to Welch's and the other half go to Chautauqua Maid. The grapes this year were great with a good price payout; Welch's was a little better and pushed us over the edge to almost \$5,000.00 for this year's harvest. Lee noted it wasn't too many years ago we received \$0 with unkempt vineyards and barley worth having. In the past few years, the vineyards have been brought back; they look nice, it's a good use of the land, and after harvest, we can pick grapes for ourselves.

**-COMMENTS FROM THE BOARD/FLOOR:** Colleen noted there was a situation with someone who thought it was appropriate for them and their family to pick bushes of grapes before the grapes were harvested. This is not okay and the situation was addressed directly with those involved. Lee stated doing so is stealing from the farmers; it is their crop, not ours. We get paid based on what they get. Picking grapes before harvest is taking money out of their pockets and ours.

**OPEN FORUM FOR GUESTS:**

***-W. Horn #509:*** Asked for a review of the Grape Harvest report he missed. Lee replied with the information.

***-D. Laird #406-*** Kindly wished everyone Happy Holidays. He asked for a refresher on what the exact number of trees being removed in the Spring was, as advised by the Arborist. Colleen suggested Don email Rick directly for information as we did not have the number handy. Colleen thanked Don for his interest and help with the trees as well as his time when he goes around with Rick for trimming and deciding what needs to come down. Don stated he is happy to help and realizes a good view is important, but good habitat is important as well; he truly enjoys helping.

***-COMMENTS FROM THE BOARD/FLOOR:*** No comments.

**NEXT MEETING:** January 27, 2024, 11am EST via Zoom.

**ADJOURNMENT:** A motion to adjourn the meeting was made by Colleen and seconded by Kimberly. The motion carried in favor 5-0. The meeting adjourned at 11:29am.

**EXECUTIVE SESSION:** An Executive Session was not held.

Respectfully submitted,  
Kimberly A. Alonge, Secretary