

Edgewater Condominium Association

Board of Managers' Meeting -January 27, 2024

CALLED TO ORDER BY: Lee Davies 11:04 am EST

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

GUESTS PRESENT: T. Ballard #611, D. Christina #1105, M. Davis #309, R. Davies #704, M. Gollnitz #1002, W. Horn #509, D. Johnson #1301, J. Jones #1102, S.&T. Krzeminski #403, D. Laird #406, M.&E. Luce #1203, S. Mapson #120, L. Nathanson #902, L.&M. Sinatra #1201, P. Smith #401, P. Stecher #501, L. Stewart-Beach #1001

OPEN FORUM FOR GUESTS:

W. Horn #509: inquired about the two units found without heat that was sent out in an email and asked what the policy was regarding this. Lee answered that the situation will be addressed in the Manager's Report but that all unoccupied unit temperature needs to be set at 55 and that if an incident happens due to the heat being off, the owner of the unit with the heat off is responsible for the damages.

P. Stecher #501: inquired as to the date of the monthly meetings to which Lee replied the meeting is always the last Saturday of the month.

S. Krzeminski #403: asked a question regarding installing pavers behind their unit and what the size limit is. Kimberly answered it had been changed to up to 40" and Nanette confirmed this. Lee made a reminder the goal of the pavers is to keep water away from the units.

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Note: The following are draft numbers as the end-of-year financials are not complete as of this date.

Financials as of December 31, 2023 are as follows: Savings/Reserves \$74,351.33 * Checking \$74,371.45 * Total Cash Assets \$148,722.78 * Accounts Receivable \$8,495.95 * Net Income \$24,693.71 * Capital Project expenses are \$59,318.00 with no change. HOA fees greater than 90 days are \$1,407.56 and we are working on those accounts getting caught up. Nanette reported this is the lowest figure of delinquency we have had in quite awhile. Lee asked if an executive session was needed to discuss delinquency; Nanette replied we are up to date and those delinquencies are working to catch up. In addition, Nanette believes one delinquency was updated with a lien applied but will confirm with Rick. A motion to approve the Treasurer's report was made by Dave and seconded by Kimberly. The motion carried 5-0, without discussion. Nanette added for those people who are new to meetings, the Board works with people to get caught up and if they are not able to, a lien will be placed upon the property.

SECRETARY'S REPORT PREPARED BY KIMBERLY ALONGE: A motion to approve the Secretary's report of meeting minutes from December 30, 2023, was made by Colleen and seconded by Dave. The motion carried in favor by 5-0, without discussion.

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

-OFFICE PAINTING: Harry has completed the painting and hung the cabinets in the office. It is starting to come together. Paperwork currently on the floor will be filed. An engineer drawing will be framed with a protective cover and hung in the office.

-SNOW REMOVAL: The guys did a great job keeping up with the snow removal on walkways and roads during the last snowstorm.

-UNIT CHECKS - The two units found without heat during unit checks have been repaired and/or turned on. Colleen read a request from Rick to the Board to change the way we receive consent to check units. As it is now, people opt in for unit checks; he would like to change it for people to opt out of unit checks. This way we will be able to check as many as possible.

-COMMENTS FROM THE BOARD/FLOOR:

-Colleen suggested if people choose to opt out that a waiver should also be signed that would accept their responsibility for any damage that may occur as a result of their heat not being on and/or unit not checked. Colleen noted that she truly appreciates the unit checks for the peace of mind that things are fine but also to be alerted if something is wrong.

-Lee believes there is not specific wording in the rules on how unit checks are done but we will verify and if we need to change the rules to amend an existing policy we will do so. The suggestion made by Rick will be tabled and placed on the February agenda while information is gathered.

-Dave reported there is leaking into his unit's enclosed lakeside porch from the upper unit, which is open. Brandall Services installed a drip edge, but it did not stop the leaking. He and Rick checked the upper unit porch and found the porch was dry but Dave was still seeing leaking in his unit on the interior wall. Lee suggested to keep working with Rick and once dry enough to put sealant down where the upstairs cement floor meets the interior wall to see if that helps. Lee noted if people add an enclosure and it leaks the responsibility is of the owner, not the Association, but if it is coming from the upstairs open unit it is theirs. It was suggested a tarp be put up at the unoccupied unit above Dave's unit to see if that stops the leaking.

OLD BUSINESS:

NOTE: The following requests were either tabled from or amended from the December 30, 2023 meeting.

#704 WINDOW REPLACEMENT (R. Davies): A request was made at the December 2023 meeting and tabled for further information. The requested information was received and reviewed by the Board; the windows are being ordered in the brown color required. A motion to approve the request was made by Colleen and seconded by Nanette. The motion carried 5-0, without discussion.

#1001 A/C INSTALLATION (L. Stewart-Beach): Provided an amendment to the previous remodel request approved at the December 30, 2023 meeting, to add an air conditioning installation. The Board received and reviewed the information for the request. A motion to approve the request was made by Dave and seconded by Nanette. The motion carried 5-0 without discussion.

NEW BUSINESS/CORRESPONDENCE:

-REQUEST FOR WINDOW REPLACEMENT ROADSIDE # 1206 (S. Machemer): The Board received and reviewed the window installation request and found it to be within the Rules and Regulations. A motion to approve the request was made by Colleen and seconded by Dave. The motion carried 5-0, without discussion.

GENERAC GENERATOR PROPOSAL FROM SIMPSON ELECTRIC FOR THE WEST WWTP PUMP STATION: The installation for a generator is a preventive measure to keep our pumps working in case of a power outage and thus prevent an overflow situation. The 2024-24 budget does include the purchase and installation of one generator with a second to be purchased for the other station in a future budget year. The reason for budgeting for one unit this year and one another year is to not spend \$25,000 at once for two units. There is \$10,000 budgeted for the 2024-25 year for a generator; the proposal is around \$7,500. Barring any unforeseen expenses, we will be under budget for the first generator. Though this is technically already approved in the 2024-25 budget, a motion to approve the installation of the Generac generator by Simpson Electric was made by Dave and seconded by Nanette. The motion carried 5-0, without discussion.

-COMMENTS FROM THE BOARD/FLOOR:

-Dave mentioned that we did lose power, cell, and wif-fi during the last storm. Lee reported it was a regional issue and mentioned there are products that allow you to check your unit's heat, electric, etc. via your phone if you are not here year around.

-Tom Krzeminski asked if the generator will be powered by propane or natural gas. Lee answered it will be powered by propane.

OPEN FORUM FOR GUESTS:

-W. Horn #509: Asked what the cost of the generator will be. Lee replied it will be around \$7,500.

-L. Stewart-Beach #1001: Thanked Lee and the Board for help through the process of construction and appreciated the time and answers to her questions.

-COMMENTS FROM THE BOARD/FLOOR: No comments.

NEXT MEETING: February 24, 2024, 11am EST via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Colleen and seconded by Nanette. The motion carried in favor 5-0. The meeting adjourned at 11:37am.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,
Kimberly A. Alonge, Secretary