

Edgewater Condominium Association

Board of Managers' Meeting -February 24, 2024

CALLED TO ORDER BY: Lee Davies 11:00 am EST

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

GUESTS PRESENT: T. Ballard #611, M. Davis #309, B. Deets #509r, M. Gollnitz #1002, W. Horn #509, D. Johnson #1301, D. Laird #406, M.&E. Luce #1203, G. Smith #909, P. Smith #401

OPEN FORUM FOR GUESTS:

D. Gayley #1103: Suggested making a reminder to owners of lakeside condos without enclosures, who are not here year round, to take all items off porches for the winter. This is due to the high winds we get. Rick added there are a lot of things that blow off open balconies. Lee added there is no requirement but it does need to be suggested this is done to protect things from blowing off and hitting other buildings and such. Kimberly asked the reminder be for lower units as well.

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Financials as of January 31, 2024 are as follows: Savings/Reserves \$43,505.30 * Checking \$131,403.66 * Total Cash Assets \$174,908.96 * Accounts Receivable \$10,343.65 * Net Income \$10,140.49 * Capital Project expenses are \$0.00 due to the time of the year. HOA fees greater than 90 days are \$1,169.43 and are at an all time below. Nanette added a large part of the arrears are from units sold and waiting for those fees to come off once complete. Lee asked if anything included in the greater than 90 days amount was included in liens already filed. Nanette answered she believes it is and in addition, the amount stays on the books in case the owners sell and there is anything left that can be applied. A motion to approve the Treasurer's report was made by Dave and seconded by Kimberly. The motion carried 5-0, without further discussion.

SECRETARY'S REPORT PREPARED BY KIMBERLY ALONGE: A motion to approve the Secretary's report of meeting minutes from January 3, 2024 was made by Colleen and seconded by Dave. The motion carried in favor by 5-0, without further discussion.

MANAGER'S REPORT PREPARED BY RICK CLAWSON

-GARDEN/DOG PARK: Due to the unseasonable weather, the guys have been outside a lot this month. The Community Garden is being relocated across the driveway and next to the Dog Park where the crew has been updating and re-anchoring the fences.

- POOL BASEMENT: The sump pump failed and as a result, when it rains there is flooding in the basement; Rick has contacted a plumber to replace it. In addition, all six quarter turn shut off valves to the water supply have rusted to the point of snapping off. Casella Plumbing found stainless steel valves to replace them at \$55 each; it is pricey, but needs to be done.

-1100 LAKESIDE DRAINAGE: The center downspout on the lakeside of the 1100 building is causing a flooding issue. Rick received a proposal from Rizzo to tie in and insert a new 4-inch drain at the bottom to tie into the end units. This repair should take care of the flooding issue. Rick's goal is to remove all of the center

-1100 LAKESIDE DRAINAGE (continued): downspouts as we can schedule to do so; as they create an issue. A motion is needed to accept the \$1,875 to take care of that. Rick feels this is a fair price as there is a lot of trenching to be done to bury the line.

-1200 SIDEWALK REPLACEMENT/DRAINAGE: Work to replace the entire sidewalk and install three 4' long drains in the center of sidewalk to collect all water is needed. It floods badly, so redirection is needed. Rick received, and sent to the Board, two proposals as follows:

-Leamer's Masonry & More: \$11,500 and can complete the work as soon as the weather permits.

-C&E Crete Systems (Melvin Weaver): \$8,500 and indicating it would probably be around the end of July before they could get to it. This is an Amish contractor, so they are exempt from Workers Compensation Insurance but Rick has had difficulty getting documentation from them that they have Liability insurance. We have never accepted work without this, which is the biggest issue as the Association requires Liability Insurance.

-COMMENTS FROM THE BOARD/FLOOR:

-Lee noted the proposal from Leamer's is almost half what we budgeted for.

-Nanette added it would be difficult to wait until July to start due to the chaos during that time and there is no guarantee he would be here to start the job in July.

-Lee asked if our insurance company would issue a rider to cover them as it might be cheaper to buy the insurance to cover them rather than take Leamer's proposal. Rick replied he did talk with our insurance agent, who wasn't very optimistic about us hiring someone who doesn't normally carry insurance. C&E Crete did send the waiver for Workers Compensation, due to religious reasons, but if we wait until July to do this project, it's going to disturb everything in that area.

-Colleen asked if we could somehow put it to them if we can get the proper insurance coverage for work we would hire them and if not, we would need to go with someone else. Rick stated he has been reaching out to them without any luck. Colleen noted they used them last year and were very happy with their work and suggested perhaps if we ask them about the timing (could they do it sooner) we might have more work for them. Rick answered he did talk with them about more possible work, but Mr. Weaver said he was too busy to accept any.

-Dave spoke to the fact that doing this job in July, or any time in August, would be a complete disaster for that area due to parking as this is already an issue. He also has an issue with us supplying the insurance.

- Kimberly asked if the work had to be completed all at once to reduce the cost because she feels it is important to stay local as well as the fact that we know Leamer's work.

- Rick stated the proposal from Leamer's also included the mailbox platform replacement by 1000/1100 buildings, and he could talk to Leamer's and ask them to leave it out of the proposal. He suggested we could put it off to a later date and complete with next year's sidewalk replacements. Colleen noted it could work out better that way even though we would need to pay more as there are not too many options in Westfield. She added, though Melvin does a great job. if he doesn't meet the qualifications of insurance and timing we might not be able to hire him. Rick added, in the Budget, we have paving the entrance road for \$10,000; that is not even close, as it would be around \$40,000. We could take some of that money and do repair by milling down sections that need to be addressed. This would put paving the entrance road off until we could do the entire road. We can move money around to replace the sidewalks. Lee asked if

-1200 SIDEWALK REPLACEMENT/DRAINAGE (continued):

-COMMENTS FROM THE BOARD/FLOOR (continued):

the proposal included widening sidewalks like the 500 building, to which Rick confirmed that it did.

-Lee stated if we want to get the project done before July we should contact Leamer's but that we should also reach out to Melvin to get qualified for future projects. Lee also wants to work with our insurance company to explore a Rider as we run into this situation often with contractors. Rick will call to find out more information. Lee added a Rider would only apply if it works out for us pay-wise.

A motion to approve Leamer's Masonry and More's proposal was made by Colleen and seconded by Nanette. The motion carried 5-0 without further discussion.

--1100 LAKESIDE DRAINAGE (continued): A motion to approve Rizzo's proposal was made by Dave and seconded by Kimberly. The motion carried 5-0 without further discussion.

-TRANSFORMER PAD: Rick met with the Westfield Electric Department and Simpson Electric regarding the transformer replacements. He reported the replacements will come in on our side for a lot less than anticipated. The Village is going to pick up the entire cost of the transformers, the pads, and all the pre-hookups for each building; and we will be responsible for making the transfer. The Village is doing 95% of everything and as a result, we may be able to do two this year. The downtime, just for the buildings affected and not the entire community, will be for one day. Lee asked for firm figures and a timeline to see if we could do both at once.

OLD BUSINESS:

No Old Business to discuss.

NEW BUSINESS/CORRESPONDENCE:

-NOMINATION COMMITTEE: Dave and Nan will serve on the Nomination Committee as Board members. By the March 30th meeting, they will present the list of the other five members of the Nomination Committee. Lee noted this is a little earlier than normal, but that he would like to get the ball rolling. He added there will be two positions to fill, as his and Collen's terms will be expiring in June 2024. In addition, the Rules and Regs states the Nomination Committee should have seven committee members with two Board members and the remaining five from the Community. If you are running for a position, you cannot be on the Nomination Committee.

Rick reviewed the dates for the 2024 Annual Election/ Meeting:

- April 9th and 2 months prior to election: Nomination Committee members (people on the committee). The Committee will be announced at the March 30th meeting date this year.
- May 9th and 30 days prior to the election: Nominees must be mailed to the owners.
- May 26 and 16 days prior to the election: All Petition to Run due in Office.
- May 28 the Election Ballots go out.
- June 9 and the 2nd Sunday in June Ballots are counted and reported at the Annual Meeting.

Rick asked if Lee wanted something in the March Newsletter regarding nominees and those looking to run. Lee answered yes because we will need time to recruit ; last year we sent email as well.

Nanette confirmed the goal was to get five more people on the Nomination Committee who will work to get candidates for the two open positions.

OPEN FORUM FOR GUESTS:

No comments from the floor.

NEXT MEETING: March 30, 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 11:35am.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,
Kimberly A. Alonge, Secretary