

Edgewater Condominium Association

Board of Managers' Meeting -March 30, 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, B. Breads #301, P. Dorozynski #803, B. Deets #509r, T. Elson #1104, M. Gollnitz #1002, W. Horn #509, D. Johnson #1301, J. Jones #1102, D. Laird #406, S. Mapson #1205, P. Smith #401, M. Topper #1308. At 11:18: L. Beach #1001 and J. Beach #1006 signed on.

OPEN FORUM FOR GUESTS:

N/A

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Financials as of February 29, 2024 are as follows: Savings/Reserves \$48,050.84 * Checking \$130,085.67 * Total Cash Assets \$178,136.51 * Accounts Receivable \$11,223.91 * Net Income \$25,888.54 * Capital Project expenses are \$0.00 due to the time of the year. HOA fees greater than 90 days are \$892.42 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. A motion to approve the Treasurer's report was made by Kimberly and seconded by Dave. 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 February 24, 2024 was made by Colleen and seconded by Nanette. The motion carried in favor by 5-0, without further discussion.

MANAGER'S REPORT PREPARED BY RICK CLAWSON

-GARDEN/DOG PARK: Everything is assembled and waiting for the ground to dry out before it can be rototilled. Thank you to Tony Lazarony, who has been working with the buildings and grounds crew, and who will rototill the garden, as well as staking out the area. A walking path will be created on the border of the garden as well as a picnic table placed.

-WWTP TANK FLOAT ISSUE/RESOLVED: The tank float had burned out. Rick and the crew checked every few hours to make sure the tank wasn't filling up until the issue was resolved. A new float was installed by a professional electrician and all is well.

- 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 work has been completed by Rizzo Contracting. The area is now settling down and will soon reseed and it will hopefully take care of the drainage issues. A center downspout now underground and hooks up with other drains. Should eliminate flooding issues outback lakeside.

-1200 SIDEWALK REPLACEMENT/DRAINAGE: The week of April 15 is on the schedule for repair. A notice will be sent out to residents as a reminder not to park in that area while work is being done. Contractors Masonry & More and Rizzo Contracting have coordinated their work schedules so all activities can be completed during the week. The work will eliminate flooding of the sidewalks in front of the 1200 building.

-WEST END GENERAC STATION: Work will start the week of April 1st and be completed within the week. Rick noted it has been good having a middle winter for contractors to look at things we need done. \

-POOL PREPARATION: The pool is cleaned out and ready to prepare with chemicals as soon as the weather permits and will be ready for pool season to begin.

-ENTRANCE DRIVEWAY REPAIR: The entrance driveway will be temporarily repaired as weather permits. Two verbal quotes were received at \$5,100 and \$7,200. We can buy the bags of patching material and do it in-house with materials being \$2,500-\$3,000. Replacing the entrance driveway is not in the 2024-2025 budget, but will need to be budgeted for replacement at some point. Rick received a quote of a minimum of \$40,000 from Rauh to repair the entire driveway.

OLD BUSINESS:

-NOMINATION COMMITTEE: Dave reported everything is going well. The committee met with a couple people and there is progress. He noted that because they started the process of recruiting people for the Nomination Committee, he and Nanette will have everything ready and in place by May 9th. Lee asked if we got the number of people needed on the Committee as the By-Laws state seven total, but we don't get that number. Dave reported there are a total of five people on the Committee: two Board members and three residents. Lee reminded guests if anyone is still interested in serving on the Nomination Committee to let Dave or Nanette know.

-UPDATE ON THE CONSTRUCTION AT 902: Lee asked if there had been any updates from the owners of 902 regarding the Lakeside construction started in November 2023. Rick replied that to date there had been no update. He has no information but will contact them on Monday to find out what is going on. Lee noted it was approved in August 2023 and work started early November 23, and was supposed to be completed, but nothing has been done. Progress needs to be done immediately or fines will be imposed.

NEW BUSINESS/CORRESPONDENCE:

-Building Parking Numbering Discussion (Gayley): Dave reported the 1200, 1100, and 1000 buildings need striping redone as they are worn out; other lots seem to be okay, but not at this end. He added, when they are done, he would like to also label parking spots, not a specific number for people parking, but by each building number.

-COMMENTS FROM THE BOARD: Lee clarified we are repainting the striping so people can see where they are parking. He has also thought about the possibility of designating certain parking areas for specific buildings. But he has looked into that and doesn't think we can do it because it would be like the storage locker situation. That situation was designating specific areas in the common areas so we can't designate specific numbers for specific buildings. Lee added in his area, the buildings share the lot with the other amenities. If there were spots only for use by certain buildings, laundry would be tough and it also doesn't make sense to walk by an empty spot. But there may be areas by the 1000 and 1100 not labeled as being primary parking and there should be just one vehicle per unit in the primary parking spots. Other vehicles should use the overflow lots. We do need more primary parking spots and may need to add another gravel lot.

NEW BUSINESS/CORRESPONDENCE: (continued)

-COMMENTS FROM THE BOARD: (Building Parking Numbering Discussion, continued): Rick commented: If and when we get back to paving, there are some areas that can be expanded to get 2-3 more parking spots. Lee noted we currently do all we can to increase parking capacity but it becomes a problem in the summer. We will increase enforcement of violations in the primary areas and a reminder to all that residents cannot have a second vehicle in those areas. We will enforce the rules and fines will be given out to those who do not follow the rules.

Kimberly asked about contractors parking in front of the buildings once equipment is unloaded. Lee replied contractors should be parking just as visitors. Rick said it doesn't happen often. Kimberly gave a shout out to Stratton Services as their trailer and worker cars are always parked in the overflow lots, no matter how far they have to walk; but that is not the case for all. Lee reminded residents it is up to them to let their contractors know to move after unloading equipment and not park in front of buildings.

Dave commented that our maintenance people have a striping machine and will restrip the spots.

-Solar Eclipse Discussion (Alonge): Kimberly asked if there was any thought as to if we need to monitor possible non-resident parking around our property if the crowds are what are being projected. Rick replied he has no parking tape that will be put along the infield of exit road so people don't park there. Lee noted even though there is a sign at the Entrance road that communicates we are a private residential community, perhaps we need a sign that indicates only residents and invited guests permitted. Lee also asked if we should consider having the guys monitor the entrances to make sure people coming in are residents. He also asked residents to send an email to Rick if they have invited guests to come that day and to also put this information in the April newsletter. Consensus was that even though the weather may be cloudy that day, it will still be interesting.

-Mailbox Discussion (McCarthy): Colleen commented she was not sure how many people are impacted, but that their mail when it rains, their mail gets wet to the point of scraping it off the sides of the mailbox. Buying new is expensive; could we consider moving the mailboxes? Rick replied he will take a look at it to see if something can be done. He feels we may be able to build a small plastic or metal platform to raise the mail up off the bottom of the unit so it doesn't get wet. He also noted replacement costs are for each cluster; we have three 16-unit clusters and size 12-unit clusters; and each costs \$2,500 to replace. Lee noted we have asked the Post Office to share in some of the cost but that is not an option. Colleen asked if all the boxes were full. Rick replied some are not assigned; she asked if their mailbox could be moved to one that is not assigned. Rick also noted there are 12 slots for outgoing mail. Kimberly asked if we could cut down on the number of outgoing boxes and designate those as resident mailboxes or if they could be moved. Rick is looking into options.

-605 (Topor) Enclosure Request: Lee noted plans and drawings had been received and asked if there were any questions regarding them. Colleen noted she had noticed their plans stated "bronze" for the color and wanted to clarify if this was brown? Lee replied yes, on the box it says bronze but the actual color is brown. Rick will check to make sure it is the matching brown. Colleen asked Margaret if she could answer the bronze/brown color question. There was no response from Margaret. Rick confirmed bronze is now called brown. A motion to approve the request for the 605 enclosure with the plans given was made by Dav and seconded by Colleen. The motion carried 5-0 without further discussion.

OPEN FORUM FOR GUESTS:

-B. Deets #509 commenced she has had issues with parking in the summer; people have guests over, they take up all the spots and she has to park in overflow. She added that even though Flyers out and we are aware, she wanted to bring it up again. Lee asked Rick to put another reminder in the newsletter for residents to remind guests to park in overflow areas and not resident areas. Everyone needs to follow the rules of one vehicle on the road side. Colleen added during the summer and especially during holiday weeks in the summer, none of the buildings have enough parking if all residents show up; it is the time when the most patience is needed.

Nanette added policing is difficult as we don't have resources for that. If we made a rule that if you don't have a sticker on your vehicle, you will you get a violation notice, people may come over and get a sticker from Rick. Stickers are needed because if there is no sticker how do we know if a visitor or not. Rick commended he has done this in the past and doesn't mind doing it because this will never be solved until somehow policed. We will be looking for Edgewater stickers and Rick will note who is not using an Edgewater sticker and will be asked to do so, as we have asked residents to do several times before. Lee added we looked at tags for vehicles not parking in accordance with the rules; tagging them is a good way to ID those not in proper spots. Nanette commenced she would like to keep track of what is really happening? Are owners parking two cars and not one car in front of buildings? We need to take care of things as we keep talking about this over and over. Rick added we need to be cautious of visitors with Handicapped tags; we cannot stop them from using a spot no matter where it is. Nanette added in a kind way we need to remind people of the proper places to park; let's have a process and follow through with reports of violations and we need to count on residents to let Rick know when things are not right with parking. Colleen restated that there is no private parking; that is anyone's spot to use and Nanette confirmed it is common space.

Dave commented that some people have two units as thus they have the right to use two front parking spots, but consideration would be to park in the overflow as a common courtesy. Dave asked if the Edgewater parking stickers have a specific spot for placement. Lee replied they should be on the right of the windshield.

-L Beach #1000 commented she has spoken to Rick for accommodation to this rule as any sticker is a distraction so she does not have stickers on her windshield. She asked if the Board may consider instead of placing the stickers only on the front, could the side back window also house a sticker as an option for a secondary location. Lee replied as long as it is easily visible that's fine and that we have not been sticklers where they are placed, just keep it visible. Laura noted they have bought units in the same building and if one of their cars parked in front of the building, the other goes to the light post parking as a common courtesy. She noted they have decided to tell the tenant in 1006 to park in the overflow or by the light post. Kimberly commented to Laura that their tennant is and always has been extremely respectful of the parking rules.

-T. Elson #1104 and M. Toper #1308 began speaking at the same time. **M. Toper continued:** In regard to the color in the renovation approval request for 605, the color bronze is brown. She met with an engineer to confirm her enclosure will be the same color as all others; it will be brown. She also commented on Handicapped parking issues she was involved in last summer: at a family event, with several elderly visitors in attendance with Handicapped parking tags, local residents told them to move. They did move only to find no one else ended up parking in the spot and she felt it was unfair to her visitors. It was mentioned by Lee, if this happens to anyone else to let Rick know and he can address the individual homeowner.

-**Lee asked T. Elson** to continue with his comments, but Tom had left the meeting by that time.

-**S. Mapson #1204:** Wanted to let the Board know that their unit in the 1200 building is going to be borrowed by Trudy Bayer for her guests coming to view the Eclipse. They won't have parking stickers; Susan will call Rick with more information.

-**M. Gollnitz #1002:** Wanted to let the Board know they had guests coming with Trudy's people who will stay at 804. They will get parking tags and tell them they can't park in front of units.

-**D. Laird #406:** Asked if the tree guys are still coming out. Rick replied they have not yet, but he inspected the property in the meantime, but that nothing can happen until it dries out. Don also noted Rick most likely saw the same issue as he did with a number of limbs that popped right out at him. These limbs are a safety concern for trees and residents.

-**M. Topert #605:** Commented in reference to the talk about the slab at her unit, she asked if there was subdrainage lakeside. She noted there is a gutter going to the ground, but where does the water go? She noted her back patio is pretty cracked and wondered if it was from water. Rick will look to see if the drain connects to the lake or not. Margaret commented that it gets very wet back there. Lee noted #602 was done and there is excavating around. B. Horn #505 commented it is not as big a problem as before because we do not get the freezing action we used to get; we don't get a whole lot of frosts in the ground any more for the last 6 years or so.

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

ADJOURNMENT: A motion to adjourn the meeting was made by Colleen and seconded by Dave. The motion carried in favor 5-0. The meeting adjourned at 12:00 pm.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,
Kimberly A. Alonge, Secretary