

# Edgewater Condominium Association

Board of Managers' Meeting -April 27, 2024

**CALLED TO ORDER BY:** Lee Davies 11:02 am EST

**MEMBERS PRESENT:** Lee Davies, President \* Colleen McCarthy, 1st Vice President \* David Gayley, 2nd Vice President \* Nanette Bartkowiak, Treasurer (joined at 11:20 am) \* Kimberly Alonge, Secretary \* Rick Clawson, Manager

**GUESTS PRESENT:** B. Breads #305, M. Gollnitz #1002, W. Horn #509, A.&J. Jones #1102, S.&T. Krzeminski #403, S. Mapson #1205, L. Nathanson & J. Woods #902, S. Rowe #1007, P. Smith #401

**OPEN FORUM FOR GUESTS:**

N/A

**TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:**

Financials as of March 31, 2024 are as follows: Savings/Reserves \$52,596.94 \* Checking \$141,423.71 \* Total Cash Assets \$194,020.65 \* Accounts Receivable \$13,425.13 \* Net Income \$36,332.93 \* Capital Project expenses are \$2,025.00 for the 1200 building drainage project. HOA fees greater than 90 days are \$464.43. A motion to approve the Treasurer's report was made by Colleen and seconded by Kimberly. The motion carried 3-0, without further discussion. *NOTE: Nanette was not available as of this portion of the agenda and Dave started having technical issues, thus why the 3-0 vote.*

**SECRETARY'S REPORT PREPARED BY KIMBERLY ALONGE:** A motion to approve the Secretary's report of meeting minutes from March 31, 2024 was made by Colleen and seconded by Lee. The motion carried in favor by 3-0, without further discussion. *NOTE: Nanette was not available as of this portion of the agenda and Dave started having technical issues, thus why the 3-0 vote.*

**MANAGER'S REPORT PREPARED BY RICK CLAWSON**

**-GARDEN/DOG PARK:** The Community Garden and Dog Park are ready and open at their new locations. Thank you to Tony Lazarony, who will be doing the rototilling work. You'll find a walking path along the border of the garden as well as a picnic table to enjoy the views.

**-1200 SIDEWALK REPLACEMENT/DRAINAGE:** The new drainage has been installed and the concrete forms have been set for the 1200 building sidewalk as well as the mailbox area at the same end. The project will be complete by the end of the week.

**-WEST END GENERAC STATION:** This project is completely installed with the propane tank and generator. A request for privacy fencing was made by M. Lutes #1203. Upon discussion, it was determined shrubs, relocated from different areas from the Community, will be planted around the area to allow access to both when needed. The Board approved a \$50 yearly subscription for monitoring the pumps which will alert us if there is a failure and is already budgeted for in the 2024-2025 budget.

**-MATTHEWS TREE SERVICE:** Mathews Tree Service removed and trimmed limbs in need. On the lakeside, everything is now at least 10 feet away from buildings. Three roadside trees were removed and will no longer be leaking sap on cars. The money spent through the years is showing beautiful results.

## **MANAGER'S REPORT PREPARED BY RICK CLAWSON** (continued)

**-POOL PREPARATION:** Harry is in the process of replacing some of the missing tiles around parameters and Jimmy is working with the chemicals, both of which are the final steps to open the pool, depending on the weather. Rick completed a 30-page pool safety plan for Chautauqua County for our renewal permit; now all we need is Mother Nature to cooperate with good pool weather.

### **OLD BUSINESS:**

**-MAILBOX LEAKING:** Colleen shared her discussion with Rick regarding an idea to put some weather stripping in the open gap. Rick added it will be done next week. The weather stripping addresses the issue, but Colleen would like to keep it on the Old Business section of the monthly agenda until we know it will work. If it does not, we will need a new plan

**-NOMINATION COMMITTEE:** *Note: Dave was having sporadic technical issues, he called in and Rick put him on speaker for the report.* Dave reported the Committee had a full slate of nominations. Rick has the information and will place it in the mailing by May 9th. Lee noted since the Committee has put forth the candidates, the information can go out any time before May 9th. Rick replied he will send out next week. Dave reported the nominees Greg Smith (#909) and Charles Sist (#1003). Lee noted they are running unopposed unless someone files a petition to be added to the ballot, with at least 10 signatures, by May 25th. Doing so will allow them to be added to the ballot for the Annual meeting on June 9th.

### **NEW BUSINESS/CORRESPONDENCE:**

**-402 (Smith) Window replacement:** This request was removed from the agenda; the request doesn't need board approval as they are just replacing glass in current windows.

**-1007 (Rowe) After-Hours Pool Usage:** This request was removed from the agenda at the rest of S. Rowe.

**-1208 (Markham) Pool/Fire Pit area Awning Posts:** A request was made to use the four awning posts (prior used for sun sails for shade) for swing sets, which will be purchased and donated by the Markhams. Lee stated he believed there had been discussion in regards to putting some sort of metal roof over the area and then using it for a grilling area. Colleen asked if a request for an adult swing? It was not. M. Gollnitz (#1002) agreed it should be a covered roof as we already have a picnic table for it and could sit under for shade or rain and it would be nicer to have a metal roof. Lee confirmed it is an adult area with fire pits and grilling; we already have a children's area. Nanette commented on the request to put a swing set, feeling we should deny it as we don't think is in the best interest for the community. She added, if anything we would put a metal roof for adult use/grilling. A motion to deny the request for a swing set in the fire pit area was made by Nanette and seconded by Colleen. The motion carried 5-0 without further discussion. A motion that a metal roof be installed over posts for a covered seating area was made by Colleen and seconded by Nanette. The motion was 4-1, with discussion. Dave opposed the motion and asked for more information regarding the metal roof, specifically the cost. Lee replied it's a lightweight metal attachment and that we can amend the motion to put a price limit on it or we can table the motion and get a quote. Nanette commented we meant let's investigate the cost/process for installing a metal roof in that area. The motion was amended to investigate installation of metal roof for that area was made by Nanette and seconded by Kimberly. The motion carried 5-0, without further discussion.

**NEW BUSINESS/CORRESPONDENCE:** *(Continued)*

**-810 (Kosinski) Request for Additional Kayak Rack:** Lee recalled we just put an additional rack there last year. Rick confirmed the crew built one last year, but she would like an additional one because there is not enough room for everything there now. He added though not opposed to building another Kayak rack, it is a bad time of year to do so. The previous one was built last winter and it's too busy now to do so. Perhaps this could be an upcoming Fall or Winter project, but not at this time. Lee asked how many do we now need and how many of the Kayaks there are abandoned. Rick replied they are locked and the rack is full, with some on the ground. Colleen suggested we do what was done with the BBQ grills: take photos, send out, and ask whose they are. She added the locks will be and Kayaks removed if no one claims them. Lee suggested something be updated in the Rules and Regs that the Kayake's need to be secured; people cannot leave them loose because someone else can pick up and take and we will have a liability issue. No action on the request was taken at this time. Colleen asked to keep the Kayak Rack under Old Business on the monthly agenda to determine how many are owned by people who live here and determine if another rack is needed. Rick will let Kosinski know her request was not turned down, but we will work on identifying whose they are and how many racks are needed.

**-403 (Krzeminski) Request to Create a Seating Area Across from 400 Building:** Suzanne and Tom Krzeminski would like to donate seating for the garden area by the 300-400 buildings. There is a lovely garden residents will be able to sit and enjoy with seating. A motion to approve the Krzeminski's request to donate seating was made by Colleen and seconded by Dave. The motion carried 5-0, without further discussion.

**-902 (Nathanson/Woods) Lakeside Project Update:** Ms. Woods commented she intends to work on it as soon as the ground is firm enough to get in there. She stated she believes Rick and Lee had a conversation with the contractor, Bill Miller, about the progress. She noted they did not get the windows until Thanksgiving because of the color required by Edgewater. She stated they have been in touch with Rick several times the past months in regard to this project and plans to be there on Friday with gravel to fill in the ditch dug last Fall. Rick reported Bill Miller confirmed there was no issue with doors and windows replaced and consensus was no reason for it not to be done by now. He noted they had been in touch two or three times since approval of the project in August 2023 and yesterday he was asked about getting out there with a pickup. He stated his reply to them was: no, not right now because the truck will sink. When Ms. Woods commented there were tracks by the Tree Trimmers, he replied, the Tree Trimmers have been out there with vehicles that spread out weight and yes, the ground is dented but not torn up; a pickup truck would tear up the ground. Lee stated at this point it needs to be filled in because it is an open ditch, there is not a reason to not do so and it has not been addressed in months. Ms. Nathanson stated it has not been done because of the excessive water damage. Lee asked if gravel in the hole would stop the water issue, why has it taken 8 months to do it? He asked why they waited for gravel, the ground was frozen all winter to drive one, and again asked why it had not been done yet and stated they were in violation. Ms. Nathanson asked what violation they are being accused of and what was the process to contact them in writing regarding the violation. Lee replied the project has been discussed repeatedly at meetings, including updates and timelines, that have not been adhered to. He again stated it has created dangerous conditions and a violation of Rules & Regs and our Bylaws. Ms. Nathanson requested this in writing. Colleen replied they have email sent to them regarding not adhering to the project updates. She added updates from them would be great but the hole continues to be there and they have said before they are going to do it, but the hole remains there. Lee added the Board objection is for safety and appearance. Ms. Woods commented it was not unsafe because there was plywood over it. Ms. Woods stated she was at their unit on April 1st to assess how to best get in here and noticed digging around the area of the downspout of the 900 building with plywood over it, along with cones and poles. Colleen stated they need to find a way to get the hole filled in fast.

**-902 (Nathanson/Woods) Lakeside Project Update: (Continued)**

Ms. Woods replied the hole will be filled in on Friday with gravel and will place the decking on top of the. She will use construction mats, which will create some damage to the lawn, but they can repair the damage. Lee suggested they back up to the building via the parking lot and run a wheelbarrow and not drive the truck on the grounds, whatever it takes it needs to get done. He added we understand it is hard to get materials such as windows and doors, and that is not the issue with this situation. He stated, if it takes a year or six months for materials to let us know so we can look at extending the original request. This is stated for every request presented to the Board. Lee indicated no further discussion was needed at this point.

Ms. Woods asked about plans for the drainage issue at the 900 building and stated it is the lowest sitting building, which is the issue. She assumed we would be addressing downspouts that have been clogged for a long time. Lee replied the drains have all been cleaned out by Rizzo as of last year. M. Gollnitz spoke up that it had not been done in the 1000 building. Rick stated buildings 900, 1000, 1100 have a center drain issue with the downspouts. It was resolved at the 1100 building because the issue was worse than in the 900 or 1000 buildings. He continued it can be resolved by trenching and tying into the end downspout drains. This process made a big difference for building 1100, and we need to do so for the 1000 and 900 buildings as well. Ms. Woods asked about the drain between the 900 and 1000 buildings and where it drained. Rick replied he cannot tell exactly where they all go because some go to the water and some go into other drains, while some go nowhere but into the ground. He added the biggest issue is that every building was built a foot too low. Lee commented this has been forever like that; it's not a new issue. He asked Rick after the 1200 building was complete that Rizzo come over and assess what needs to be done at the 900 issue for drainage. He added, in the meantime the open pit needs to be resolved by Friday. Ms. Woods said she placed the plywood over the hole but not the fence and she will not take that down. Rick repeated the fence was put up for safety issues and the crew will take it down when she arrives on Friday. Ms. Woods stated she will let Rick know when she is here so the fence can be taken down. Lee reminded Ms. Woods that they are to only place decking material on the gravel and they are not building a deck. It should be floating material that can be picked up and suggested looking at #1002 as they have the approved decking. Ms. Woods replied she has already discussed the decking with #1002 and that she has everything ready to go for that part of the project. She also stated the doors and windows are ready and they are waiting on weather before installing. Colleen confirmed the stone will go down on Friday, but what about placing the decking? M. Gollnitz stated the gravel needs to settle before the decking is placed on top of it. Ms. Woods stated it will all be put in on Friday, both gravel and decking and that they can pick it up and reset if the gravel settles in the future. Lee stated Ms. Woods and Ms. Nathanson is on notice if the hole is not filled in and completed by Friday, as they have said, at the next Board of Managers meeting, a motion will be made to impose a fine. Ms. Nathanson commented she wanted personal information with this information. Colleen replied it is in the minutes.

**-EXECUTIVE SESSION AND NEXT MEETING:** Rick asked for an executive meeting for personnel issues. Lee stated the next regular Board of Managers meeting is May 25th 11:00 am EST. Via Zoom. The Annual Meeting is on June 9th (Sunday) at 3:00 pm. The meeting will be remote, on Zoom, as all meetings have been. He asked the Board what the plan for the meeting was regarding the Annual Meeting and Regular Meeting for the month of June. Lee asked for clarification as to how the need for an Executive meeting was going to be handled for the change over to the new Board, as in the past there has been the Annual meeting, a break, and then the Regular meeting for the month. Dave replied we will hold the Annual meeting, go into an Executive session to confirm the vote counts, and then go back to the Annual meeting. Rick will set up the Zoom call for a

**-EXECUTIVE SESSION AND NEXT MEETING:** *(continued)*

meeting room for the Executive session so guests can stay online while the Board gets the results and then can return to the meeting. The Board will meet prior to the regular June 29th meeting to reorganize the seats. The regular meeting for the Month of June will be on June 29th with the reorganized Board. Dave continued, in preparation for the June 9th Annual meeting, we will need to identify ballot counters. We have had a good crew in the past, with Marilyn and Avery counting. M. Gollnitz commented to let them know where they will be counting the ballots and they will be there. Lee replied the fitness center seemed to work best and Marilyn agreed with the location.

**-SOCIAL COMMITTEE:** Colleen reported the Social Committee has met several times. They have plans for activities over the summer and have a sign post going in at the entry road when events are coming. In addition, the plans will be in Newsletters and the Facebook page, where posts will be a good reminder for events. There are activity listings posted around the community also.

**-LANDSCAPE COMMITTEE:** Nanette reported she wanted to go on record saying there are a lot of gardens that do not have anyone taking care of them. If more people don't come forward, we will need to downsize some of the gardens; we can't have all the gardens if there are not the people to care for them. She wants to let people know some gardens will be removed and would rather have less with more quality than more with less quality. Lee talked about the rules on gardens and suggested residents review the section in the Rules and Regulations.

**-COMMENTS FROM THE BOARD:**

-Lee asked Rick to add Committee Reports on the monthly agendas before the Old Business section.

-Dave thanked Rick for having Mathews Tree Service come in as they did an excellent job and that it was nicely done, including clean up. Lee agreed they are a very professional organization.

**OPEN FORUM FOR GUESTS:**

**#1102 (J. Jones):** Thanked the Board for bringing in the tree service and for the drainage work by Rizzo; great work by both. Lee reviewed the water level issue from earlier in the meeting and added we are addressing it as we can.

**NEXT MEETING:** May 25, 2024, 11am EST via Zoom.

**ADJOURNMENT:** A motion to adjourn the meeting was made by Dave and seconded by Colleen. The motion carried in favor 5-0. The meeting adjourned at 12:07 pm.

**EXECUTIVE SESSION:** No action was taken at the Executive Session.

Respectfully submitted,  
Kimberly A. Alonge, Secretary