

Edgewater Condominium Association

Board of Managers' Meeting 7/27/2024

CALLED TO ORDER BY: David Gayley at 11:00 AM

MEMBERS PRESENT: David Gayley, President Kimberly Alonge, 1st Vice President * Gregory Smith, 2nd Vice President * Nanette Bartkowiak, Treasurer Charles Sist, Secretary

Attendees:

David & Debra Gayley (#1103)
Kimberly Alonge (#1004)
Nanette Bartkowiak (#502)
Gregory Smith (#907)
Charles Sist (#1002)
Suzanne & Thomas Krzeminski (#404)
Patricia Dorozynski (#803)
Taffy Ballard (#611)
Marilyn Gollnitz (#1002)
Bill Horn (#509)
Peter & Faith Stecher (#501)
John & Avery Jones (#1102)
Laura & Jeff Beach (#1001) & (#1006)

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Financials as of June 30, 2024 are as follows: Reserves \$26,300.95* Checking/Savings Total Assets total \$174,505.36 * Accounts Receivable \$12,581.13* Capital Project expenses for gutters, sidewalks, downspouts, drainage, entrance road paving and Generac generator total 39,933.82. HOA fees greater than 90 days \$182.43. Nanette stated this amount is the lowest since she has been an owner. A motion to approve the Treasurer's report was made by Charlie seconded by Greg. The motion carried 5-0, without further discussion.

SECRETARY'S REPORT PREPARED BY CHARLES SIST: A motion to approve the Secretary's report of meeting minutes from June 29, 2024 was made by Kimberly and seconded by Nanette. The motion carried in favor by 5-0, without further discussion.

MANAGER'S REPORT presented by Gregory Smith

Speed Bumps

Greg stated that the speed bumps are still in place on the entry road as everyone is aware. Rick with the board's approval, will leave the speed bumps in place.

Roof Vents on 900 building

The collars around the vents on 900 building have had causing a leak in unit 907 The collars around the vents have deteriorated over the years. Maintenance has corrected two of the collars and is working to patch the ceiling in this unit and is in the process of checking the remaining

vent collars on this building. This will prompt other buildings to be inspected for the same reason. This completes the managers' Report for June 2024

General discussion:

Nanette returned to the speed bump discussion, stating that while speed bumps are not popular, The Board feels that speeding is still a problem and we have received complaints about speeding. ECA does not have a way to stop the speeders. No one has come up and stated that speeding is great. The board has left the bumpers in place and requested Ideas from the community to improve the way we can stop the speeding on site and are open to any suggestions. Charlie and Dave agreed with this Idea and hope people will make suggestions to help the board.

Susan K (404) made a statement that the speed bumps are still an issue. She stated that you are punishing the wrong people in that the people complaining are other owners or mostly guests and requested clarification where the complaints are coming from. Greg responded that you do not know who the speeders are. If it is a visitor new can tell them. If this a resident we can notify them. It is difficult to do anything. Charlie stated people that can be identified have been notified. Susan stated that she realized that these speeders have been notified by Rick but that as unit owners we should, (1), follow the speed limits ourselves and (2), we should notify our guests of the road rules and speed restrictions and at some point, there should be consequences. Dave stated that we (the Board) are working on other solutions.

Peter S (501) stated that he has scraped the speed bumps and moved them with his car and has, on occasion avoided the speed bumps and come into the exit road.

Bill H (509) stated that the only way to control; speed on private property is with the speed bump/hump type traffic slowing method.

Dave stated the Board will continue to take suggestions and will continue to working on the speeding problem and the use of the speed bumps

Nannette stated that we are going to table this discussion and Dave concurred: Discussion was closed.

Committee Reports:

Beautification Committee

No discussion

Rules & Regulations Committee

Nanette: Suggested Rules and Regulations be discussed at Board meetings

She discussed parking in that the Rules and Regs require visitors use a parking pass supplied by Rick. Only one parking spot near building is to be used by residence. Second cars must be parked in the overflow (See rules and Regulations on Parking). She also discussed the rule on open grilling and grill storage. (see Miscellaneous Rule on Grilling)

Discussed the Rule on the 40" lake side allowance in the Common area and what cannot be stored in this area (grills and chairs)

Social Committee

No Discussion

OLD BUSINESS:

-No old business

NEW BUSINESS

Office drainage and excavation:

Leveling and paving of parking near condo office. Rizzo supplied bid for this project Price on project \$7150.00 Motion to accept. Motion Passed 5-0

Pool locks and security system for pool building. Changing card entry system due to age of system.

Kimberly made motion to accept security system upgrade on pool building. Greg seconded the motion. The board approved the motion 5-0

Main Generac generator installation at sewage treatment area.

Same Cost as previous installation. Motion to accept installation of Generac Generator at Treatment facility Nanette. Seconded by Kimberly, Approved motion 5-0

Request for installation Split type AC unit on unit 1003 Edgewater.

Motion to accept AC unit installation. Plans and material supplied. Project is at owner's cost. Dave made motion to approve installation, Nanette Seconded. Approved 5-0

Rizzo to revisit drainage between building 900 and 1000 east side. Continuing problem.

OPEN FORUM FOR GUESTS:

Dave discussed correction to laundry prices Still 1.75 per load

Kimberly discussed Employee Appreciation lunch. Date to be determined. Contributions to Kimberly. Info in next newsletter.

Dave thanked everyone for Garage Sale success.

NEXT MEETING: August 31st at 11:00 by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Kimberly and seconded by Nannette the motion carried in favor 5-0. The meeting adjourned at 11:45 pm.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,

Charles Sist

Secretary