

Edgewater Condominium Association

Board of Managers' Meeting 8/31//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 Rick Clawson, Manager

Attendees:

McCarthy 409
Davis, Marj & Mick 309
Lazarony 505
Davies 702
Dorozynski 803
Nathanson 902
Beach 1001, 1006
Gollnitz 1002
Johnson 1301
Jones 1202
Gayley 1103
Bartkowiak 502
Alonge 1004
Smith 909
Sist 1003
Clawson 191
Laird #406
Breads #305

OPEN FORUM FOR GUESTS

Tony Lazarony
Garden Group

Discussed the Community Garden. The new garden location is a better location but the soil did not give the yield from years past. The growth of crab grass and the soil chemistry is a problem. A soil sample has been sent out for testing and a result will be available in due course. Dave stated that Pat Smith submitted a report to the Board and will look forward to the new testing info. The Board feels that it is a great project and will continue to support the community garden.

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Financials as of July 30, 2024 are as follows: Checking Account 158,498.21, Reserves \$30,846.32 Checking/Savings Assets total is \$189,344.53. Accounts Receivable \$10,958.14 Capital Project expenses for, sidewalks, drainage, entrance road paving and Generac generator total 39,933.82. HOA fees greater than 90 days \$1882.56. Nanette stated this this amount does not reflect the latest accounting received but is the latest number as of this date. A motion to approve the Treasurer's report was made by Charlie. The motion was seconded by Annette. 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 July 27, 2024 was made by Annette and seconded by Charlie. The motion carried in favor by 5-0, without further discussion.

MANAGER'S REPORT PRESENTED BY RICK CLAWSON

Winter Consent forms

The form allows the EC management to inspect the properties during the time that the properties are unoccupied. When the temperature falls below 20 degrees F, management will enter the units to inspect for any problems that may arise due to these low temperatures.

ECA office drainage project

The issue of ponding at the office during heavy rain has now been corrected. The new drain lines and new stones in the parking lot has made a huge difference and money well spent.

Generac Generator

Installation of a second generator is in process at the Waste treatment Facility and will be completed next week. This new installation will give the community added security in case of a long power outage and avoid an overflow and a possible lawsuit from the DEC.

Laundry Upgrade

We just received notice from the folks that supply us with the washer/dryer units. We had requested an additional washer and dryer unit for the office laundry. I am happy to report that this will happen.

I would like to inform the community that we have hired a new employee, John Howser. I hope everyone will welcome John.

Finally, Good news. We will be pulling up the speed bumps on Tuesday

Committee Reports:

Rules & Regulations Committee

Nanette: spoke on the current work that the Rules and Regulations Committee is performing. The R&R will be better organized so that information will be in better order and not scattered throughout the document. By the beginning of 2025 the Board will introduce the new Ruled and Regs and, we hope have a meeting with all owners to answer questions on why the changes were made and /or clarified. We on the committee hope that the document will help new owners understand what is required of them as owners. The current forms will also be updated as well.

Beautification Committee

Nannette commented that the maintenance building now has a code lock on the door so that access is now restricted due to tools have come up missing. There is now a tool shed next to the main door of the building. Tools such a shovels and rakes are now available to anyone who, on off-hours wishes to use them.

OLD BUSINESS:

-No old business

NEW BUSINESS

Dave stated that we need to revisit drainage on buildings 800 ,900 and 1000 due to continuing problems. The Board has a proposal from Rizzo to expand the drainage for these buildings. The cost has been quoted at \$3900. Charlie made a motion to accept that proposal. Annette seconded the motion. Nanette requested clarification of the proposal stating that the one line previously installed was not adequate to handle the volume of water. Charlie stated that he will continue to observe the work and document to process for the board. Greg asked Charlie to explain the ongoing problem. Charlie stated that the previous excavation and inspection of the drainage of these buildings earlier in the year turned up some old problems with the existing lines and noted that one downspout had been complete restricted with a cinder block. This problem was corrected but further excavation and additional drain lines are still needed, especially on 900 and 800 buildings due to their elevation. The Board passed the proposal 5-0

Dave stated that the Board is now started working on next year's budget.

OPEN FORUM FOR GUESTS:

C McCarthy had a question on the status of her request for work on her Condo. She is requesting that the Association cover the expense of this work. David stated that the Board is still investigating the problem and will let her know when we have an answer. She stated that on inspection that Miller Services was going to correct the problem with the gutter over her condo. She requested further clarification from the Board as to when the work will be accomplished. David stated that it will be Tuesday the 3rd before an answer can be forthcoming. The question on the decision was pressed by the owner. Rick stated that he had discussed the repairs with Miller and asked for a proposal for the work. The discussion was closed at this time

NEXT MEETING: September 28th at 11:00 by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Charlie and seconded by Kimberly the motion carried in favor 5-0. The meeting adjourned at 11:25 pm.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,

Charles Sist

Secretary