

## **Edgewater Condominium Association**

### **Board of Managers' Meeting 10/26/2024**

***CALLED TO ORDER BY:*** David Gayley at 11:03 AM

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

#### ***Attendees:***

McCarthy# 409  
Ballard#611  
Dorozynski# 803  
Gollnitz#1002  
Jones 1202  
Breads #305  
Gayley#1103  
Robertson#1003  
Mack#407  
Davies #702  
Smith#402  
Nathanson#902

#### ***OPEN FORUM FOR GUESTS***

C Sist stated that he noticed someone speeding (above the R&R required 10 mph). Discussed with the resident that they were speeding and hopes this discussion will remind everyone that speeding will not be allowed. Dave stated that he also noted the person speeding.

B Mack wished to discuss with the board, the possibility of building a butterfly garden in the area where the old community garden was located. He has already discussed tilling the area (approx. 100 sq foot) with T. Lazarony who owns the tiller. The plan is to sow the area with milkweed seeds before the first frost. In the Spring other companion plants could be added. He would assume responsibility for the garden. Dave liked the idea.

Nan asked for P Smith's input. She stated that she had not studied what the impact would be on the community garden. The migration of seeds was a question which was addressed by Bob. Greg stated that the wind in the area is westerly and would propagate the seeds to the east. He also asked for input from other board members on this subject.

Nan stated that a contingency plan or another person should be available if Mr. Mack is not available to maintain this garden. She suggested a committee be formed to support and maintain this garden. Nan requested a report be submitted to the board by the garden committee for the next meeting in November. Greg seconded Dave's original motion to accept this proposed garden

The motion was accepted with a vote of 5-0.

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

Financials as of September 30th 2024 are as follows: Checking Account, \$ 121,504.55  
Reserves \$32,786.99 Checking/Savings Assets total is \$154,291.54 Accounts Receivable \$9,852. Current estimated net income gain /loss \$73,511 Capital Project expenses for, drainage, sidewalk repairs, entrance road paving and Generac generator are unchanged from last month

HOA fees greater than 90 days \$1778 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 Greg. The motion was seconded by Charlie. 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 September, 2024 was made by David and seconded by Greg. The motion carried in favor by 5-0, without further discussion.

**MANAGER'S REPORT PRESENTED BY GREG SMITH FOR R. CLAWSON**

Winter Consent forms

Greg stated that management is still waiting on additional forms for this activity. He stated that the crews will not be removing boots when entering units but will wear new shoe covers which have been procured.

Fire Place Inspections

Fire place inspections of the units are mandatory and must be submitted annually by the owners having fireplaces in their units. The only exception to these requirements is for fireplaces that are now electric or those that have been totally disabled. Proof must be submitted to condominium management that this condition exists now. The submittal must be in writing and the inspection performed by a qualified inspection agency.

Fire Extinguisher Cabinet Replacement

Most of the existing Fire Extinguisher cabinets have been replaced. The new cabinets can be identified by the bright red paint. Six more units are in the process of being ordered and will be installed when they arrive. This will complete the project. The new cabinets have glass fronts with a hammer attached to access the units

Satellite Dish Removal

Maintenance will be removing all the dishes and extraneous aerials next week. If you are using a satellite dish, please contact the office so that this unit will not be removed.

**COMMITTEE REPORTS:**

No Committee reports this month

**OLD BUSINESS:**

Dave stated that management is still waiting on additional washer/dryer units for the laundry facility at the maintenance office

Pool building replacement windows to be installed when they arrive.

**NEW BUSINESS/CORRESPONDENCE**

No new business or correspondence

***OPEN FORUM FOR GUESTS:***

L Davies stated that the satellite dishes could only be removed at the time of roof replacement as stated in the current Rules and Regulations. Dave stated that a lift unit had been rented by maintenance to perform these removals and that the roof repairs (plugging the attachment holes) would be performed at that time. Charlie stated the material to patch these holes has been procured and will be used to correct any holes left in the roofs after removal. The R&R's do not limit removal of these devices but states that the devices "will" be removed at the time of the unit roof replacement. NOTE: While the desire or inclination of this statement would be a nice opportunity it is not a mandatory requirement. Charlie stated that he would investigate this statement. the meeting moved to adjournment without further discussion.

***NEXT MEETING:*** November 30th at 11:00 by Zoom

***ADJOURNMENT:*** A motion to adjourn the meeting was made by Dave and seconded by Charlie the motion carried in favor 5-0., without further discussion. The meeting adjourned at 11:24 pm.

***EXECUTIVE SESSION:*** An Executive Session was not held.

Respectfully submitted,

Charles Sist

Secretary