

## **Edgewater Condominium Association**

### **Board of Managers' Meeting 11/30/2024**

***CALLED TO ORDER BY:*** David Gayley at 11:01 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  
Krzeminski (#404)  
Brautigam (#304)  
Laird (#406)

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

No comments made

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

Financials as of October 31<sup>st</sup> 2024 are as follows: Checking Account, \$118,718.97 Reserves \$37,332.56 Checking/Savings Assets total is \$156,051.56. Accounts Receivable \$7,360.40. Current estimated net income gain /loss \$6,116.61

Capital Project expenses for, drainage, sidewalk repairs, entrance road paving and Generac generators pool building doors & windows and gutters and downspouts are \$81,493.37. HOA fees greater than 90 days \$504.43 Nanette stated this this amount does not reflect the latest accounting received but is the latest number as of this date. She then discussed the upcoming board thinking on developing the pool building as a place for residence to use in case of power outages or weather-related problems. "A safe space" as it were. She stated that the 2025 budget will consider property issues and improvements with resident safety in mind. The board is also giving thought to the community garden by running a water line from Route 5 to the present garden location. This line will alleviate the requirement by maintenance to haul water in tanks to water the garden during the growing season.

Nanette stated that a copy of budget for 2025 will be mailed to all the owners in December. The board put a lot of time into the budget and hopes that everyone will approve of the work.

A motion to approve the Treasurer's report was made by Greg. The motion was seconded by Kimberly. 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 October, 2024 was made by David and seconded by Nanette. The motion carried in favor by 5-0, without further discussion.

**MANAGER'S REPORT PRESENTED BY R. CLAWSON**

Fire Place Inspections

Fire place inspections of the units are 95 % completed. The report from the inspector has not been received but that \*80% failed the contractor inspection. Some of the inspect unit have been disabled, others have electric inserts installed. This method is the preferred method

Satellite Dish Removal

Maintenance has removed all the dishes and extraneous aerials. A roof leak has been reported in unit 409. A contractor has been hired to correct the problem but the weather is a factor in getting this repair completed.

Road identification poles have been installed but the snow tends to cover them up due to the height of the snow being piled up. The maintenance crew is trying to remove snow around residents' vehicles. This problem will probably take at least a few days to correct. Any volunteers would be appreciated.

A vehicle break-in at the 1300 building has been reported by a resident. Please do not call the office, DO call the Sheriff's department. This is the only way thefts can be correctly reported to the proper authority. Please lock your vehicles as a good practice.to prevent this type of crime.

**COMMITTEE REPORTS:**

No Committee reports this month

**OLD BUSINESS:**

Dave stated that the Board has passed the pool building windows and hopes to have installation completed, weather permitting, as soon as possible.

**NEW BUSINESS/CORRESPONDENCE.**

There is a request to install a dryer vent in unit 406. Rick stated that this installation method has been used and approved in the past in unit 1207. A motion to approve the dryer vent installation was made by Kimberly and seconded by Charlie and approved without further installation 5-0

A notification of a remodel of unit 304 has been made by a resident. This notification is all interior work and as stated by the resident, does not require any permit work or structural changes. Nannette reiterated that while the work may not require permits, it is a good practice that any interior work be reported to the property manager and the Board so that a record of this work has been recorded in the property files. The Board agreed and the work would be appropriate.

Dave requested that the Board approved the budget for 2025. The Board will issue the new budget to all owners and printed in this month's newsletter.

A motion was made by David to approve the Budget as issued and was approved 5-0 with no further discussion.

Dave discussed the walking path that will be built parallel to route 5 so residents can walk around the property without going onto route 5. The work was scheduled for this year but due to present weather issues, cannot be accomplished at this time. Nanette also discussed the safety issue for people using walkers.

***OPEN FORUM FOR GUESTS:***

Charlie brought up the point of Good Neighbors here at Edgewater. Two folks that deserve a shout out are Bob "Bear" Markham and Kim Alonge. Bob found a cell phone lost in the office parking lot and returned it to the owner. Kim for leaving a box of goodies and water bottles on her front porch with a sign thanking all the delivery people that do such a good job bring our stuff to the folks here at our homes. Thanks to our two good neighbors.

Thanks to Rick and the crew for the snow removal work from Deb Gayley.

***NEXT MEETING:*** December 28th 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