

Edgewater Condominium Association

Board of Managers' Meeting 12/28/2024

CALLED TO ORDER BY: David Gayley at 11:05 AM

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

Attendees:

McCarthy# 409
Horn# 509
Dorozynski# 803
Gollnitz#1002
Jones 1102
Johnson#1301
Gayley#1103
Robertson#1003
Mack#407
Davies #702
Smith#402
Krzeminski (#404)
Laird (#406)

OPEN FORUM FOR GUESTS

No comments made

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Lake Shore Checking Account	\$ 110,333.72
Lake Shore Reserve Account	\$ <u>41,878.18</u>
Total Checking/Savings	\$ 152,211.90
Accounts Receivable	\$ 9,670.85
Current estimated net income/loss	\$ 15,714
Delinquency: HOA >90 days	\$ 187.43
Capital Project Expenses:	
Sidewalk repairs	\$ 11,552.00
Entrance road paving.	\$ 5,508.00
Generac generators	\$ 17,566.69
Building drainage	\$ 29,958.72
Pool building doors and windows.	\$ 14,690.00
Gutters and <u>downspouts</u>	\$ <u>2,217.96</u>
	\$ 81,493.37

Dave asked for a motion to accept the Treasurer's report Charle made a motion and Nanette seconded the motion. The motion carried 5-0 without discussion

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

MANAGER'S REPORT PRESENTED BY R. CLAWSON

Roof Leak Condo 409

The roof leak has been repaired in unit 409. The contractor who was hired to correct the problem put a patch in place. The roof needs to be replaced. Another independent contractor was also asked to investigate the concern and he took additional pictures of the leak area. The ice build up was primarily caused by missing insulation over the new area which is having the leaking problem. The pictures taken by the latest observation match the previous ones sent by the owner of the 409 unit.

400 Building Roof Replacement

Rick stated that the roof on building 400 should be replaced and suggested to the Board that this should be accomplished in Calander year 2025. Bids could be sent out when the Board approves the request for bids. Rick also stated that the chimney surrounds could be repaired at that time. Dave made a motion to allow Rick to get quotes on this roof replacement project. Nanette and Charlie seconded the motion. Nanette also stated that the board does have the ability to change some of the budgetary items to fund this project. Charlie concurred and David put it to a vote The Board voted 5-0 to have Rick get quotes for this replacement project.

Mail Box leakage problems

Rick stated that the mailboxes across from the pool building are leaking and a concern has been raised by residence. The cost of replacing these units is prohibitive with a cost of over \$10,000. The thought is to build a shelter over the boxes, the leakage could be mitigated. The cost could be as little as \$1000. This could not be accomplished until the weather breaks. Dave also added that the area around the boxes must be investigated for buried electric and phone cables due to the proximity to the transformers. C McCarthy (unit 409) added that the water coming into the boxes appears to be from the south side. Rick stated that some sort of temporary protection could be added to help alleviate this problem

Rick wanted the board to know that our maintenance personnel have been working in the creek bed area to help alleviate flooding and recreate a walking trail for residence to enjoy.

COMMITTEE REPORTS:

Rules and Regulation Committee

Nanette stated that the committee consisting of herself, Kim Alonge, Laura Beach, and Charlie Sist spent a few months looking into the actual language and make the rules more consistent and easier to understand. She noted that Kim was most instrumental in alphabetizing the rules to allow people to find information easier. The problem with the existing R and R was that information scattered throughout made it hard to find the rule in question. The biggest thought on the rules is that everyone be aware of the rules and abide by them. She hopes that new owners and guests understand the rules and why they exist. She continued, " We, the board hope that anyone wishing further clarification with these rules, to bring them up." Rick stated that the new rules will be an attachment to this month's newsletter. Charlie added that hard copies will be available to owners when the new pool access key cards are issued. Nan stated that any clarifications could be discussed with people at this time. We "Did our best, for most." Kim stated that we all worked to make the rules and regs the best we could for the community

and all of us, while not always agreeing, reached what we thought everyone can use and understand. Greg stated that this committee made a more consistent attempt to make the Rules and Regs more useful to the whole community. He stated that in the past other committees were only focused in changing one or two rules that interested that committee. Charlie stated that he felt that it was the aim of this committee to develop rules that benefitted the community as a whole and enjoyed the experience. Dave thanked the committee and was glad that a resident not on the board was also part of the group and hopes more owners take the time to be on future committees. Dave asked for a motion to accept the new and improved Edgewater Condominium Rules and Regulations. Kim Made a motion and a vote passed the board 5-0 without further discussion

OLD BUSINESS:

Rick stated that the windows are on site for the pool building and hopes to have installation completed by January 8th and 9th, weather permitting.

NEW BUSINESS/CORRESPONDENCE.

The new washer and dryer to be installed in the office laundry are still in the works but no installation date is set.

OPEN FORUM FOR GUESTS:

B. Horn made a comment on the new roof installation that an "Ice and Water "barrier be used on the new installation. Rick assured Mr. Horn that this was to be accomplished.

NEXT MEETING: January 25th at 11:00 by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Dave and seconded by Kimberly the motion carried in favor 5-0., without further discussion. The meeting adjourned at 11:25pm.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,

Charles Sist

Secretary