

Edgewater Community Newsletter

ISSUE 4

APRIL 2025

Nominating Committee ...

The Nominating Committee, headed by board 2nd vice-president Greg Smith and Secretary Charles Sist is looking for volunteers. The annual election will be June 8 at the annual meeting. Volunteers should contact either Greg or Charlie if they are interested in serving. The only stipulation is that volunteers must not be seeking an elected position. Terms that expire this year are David Gayley, Nanette Bartkowiak and Kimberly Alonge. All three plan on seeking another term.



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Wet Mail? ...

A few residents have expressed concern for wet mail in their mailbox. If you are experiencing wet mail we have an item that will elevate your mail to keep it out of the water. The cost is \$25 versus new USPS certified mailbox clusters at \$10,000. Contact the office to request one for your mailbox.



An Open Letter from Ruth Correll ...

I am sorry that I cannot attend the Board meeting on Saturday because of another commitment.

I had asked you for permission to raise an issue in the Board meeting about the attack by a dog on me on Dec. 28, 2024, on N. Light where other Edgewater residents often walk. I had been told by Chuck Raynor, Dog Control Officer, that the dog that bit me twice had been put down in late January. After repeated requests to Mr. Raynor and Ms. Bills, Town Supervisor, for documentation of that action, today I received documentation. But, as I had suspected, the dog that was put down was NOT the dog that bit me.

I will not comment further at this point, but I thought you need to be informed of this matter.

Cordially,
Ruth Correll (801)

EDGEWATER CONDOMINIUM ASSOCIATION
BOARD MEETING HIGHLIGHTS March 29th 2025

MANAGER'S REPORT PRESENTED BY R Clawson

New Hires

Rick stated that he had hired a person to perform cleaning in the pool building, lounge, both laundries, office, and exercise room. He stated that he plans to hire a full-time person to perform mowing during the summer season. Harry is going to be dedicated to perform painting of the buildings. John will be responsible for the pool and the waste treatment plant.

Radar Sign Installation

The unit is scheduled to be installed this week, weather permitting. The unit will reflect the speed of the vehicle as you pass the office building. The speed on this property is 10 mph and should help people to regulate their speed in the common area. There are several people walking now that the weather is moderating.

Mail Box Water Problem

Rick stated that the Board is still investigating the problem with wet mail in the box for unit 404. Rick also stated that he had investigated a possible fix for this problem. He has found a liner to elevate the mail so it does not lay in any water that may have accumulated in the mail box. Full replacement of these boxes would be a large expenditure (\$10,000 to replace). The problem will continue as a carry-on item for future consideration.

Pool Maintenance Certifications

Both of our Maintenance personnel have completed a pool certification exam on line. John Howser will be tasked with the pool maintenance, water chemistry and equipment maintenance.

New Pool Access Fobs/ New Tags for motor vehicles, bicycles, kayaks etc.

Maintenance is planning to start replacing the old pool access key system with a new one that will require residents to turn in the old one at the office. The residents will then be given a new key along with new identification tags for their cars, bicycles, kayaks, boat, motorcycle. The new tags will be numbered to identify the unit where the item is registered. The resident will also receive a copy of the latest Rules and Regulations

New Walking Path

The new walking path which had been previously discussed and approved by the Board will be started, weather permitting, along Route 5. The contractor (Rizzo Excavating) will be the installer.

Transformer Replacement Project

Rick stated that he has been in contact with the Village of Westfield Electrical Department to supply the community with new transformers. The units which are on order should be available for installation in a couple of months. The first unit to be installed will be the unit adjacent to the 1300 building. The existing units are for installation on power poles. This is why they are fenced in now. The units have open electrical connections which are dangerous to anyone other than trained personnel. The new units will be totally enclosed and designed to be mounted on a ground pad. The cost to the community will be the reconnection of the electrical connections from the existing units to the new ones. Management has requested that the installation be delayed until the summer occupancy season is over to minimize the outage time and inconvenience the residents in the 1300 building. The Treasurer asked Rick to go over the cost of this installation. He stated that \$20,000 had been previously budgeted for this project. He also stated that this amount should easily cover the cost of disconnecting and reconnecting the power lines plus some materials. Downtime is unknown currently.

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(Board Highlights. Continued from previous page)

Porches and Decks Meeting on Replacement

Rick stated that he is meeting with an engineer on Wednesday April 2nd at 8:00 am to discuss the road side decks, handrails and stair ways. He is having the engineer come up with a "standard repair/replacement "specification" to come up with an agreed upon method of doing this remedial work. This design will allow the Board to get bids on a standard which has an engineering basis and not a contractor "best guess."

Porch Leaking from Unit 1107-1103

Rick stated that the correction process is similar as the repair used in building 400 and 500. The process consists of removing the T111 and finding the leak. The owner of unit 1107 has agreed to replace the sliding door and window units.

COMMITTEE REPORTS:

No committee reports were discussed at this time.

OLD BUSINESS:

400 Building Roof Replacement Proposals

Dave stated that the following bidders were received for the replacement of the roof in the 400 building. Three bidders, were received and all met specification/requirements.

The board has reviewed these proposals and will vote to accept the bid from Stratton Services. Greg requested that the proposed costs of all three bidders be stated for the record The bids are as follows, #3 Burns & Scallo \$61,191, #2 Braendel \$51,950, #1 Stratton Services \$47,250. Nanette made a motion to accept the bid for building 400 roof replacement be awarded to Stratton Services for the stated amount. She also stated that there was a time frame for completion and that it be an exclusive project. Rick stated that the time for the installation will minimize the effect on the occupants of building 400.

At this time, a resident questioned the time frame of this work. The Manager responded by saying that the work will be started and completed without interruption for other activity (exclusive work). The actual start date has not been stated as the contractor has not been notified that the contract has been awarded to them. Nanette stated that the Board had discussed and reviewed each bid and had in all respects performed it's Due Dilligence. After a lengthy discussion with the resident, a motion to accept the bid was made by Dave and seconded by Greg. The vote was 5-0 in favor without further discussion.

NEW BUSINESS/CORRESPONDENCE.

Garden Water line

Dave stated that the original budgeted amount was \$2500 but had to be increased to \$3700 due to a hook-up fee by the Village of Westfield. The contract will be given to Rizzo Excavating. Nanette made a motion to approve the work on the garden water line. Charlie seconded the motion. The motion passed 5-0 without further discussion.

Rolled milling paving of office parking lot

Dave stated that the Board had sent out bids to repave the condo office parking lot with rolled blacktop millings. The bids were sent to two contractors. Knight Excavating who submitted a bid of \$5400 and Rizzo Excavating who submitted a bid of \$4900. Greg asked if anyone had any need to discuss the bids. No one responded to this question. Dave did explain that the process would be to excavate the old stone and replace it with a compacted layer of milled blacktop/tar millings. The removed stone will be stockpiled and used in other places on the property. Dave asked for a motion to accept the bid by Rizzo Excavating's bid. Greg made a motion to accept this bid and was seconded by Nanette. The vote to accept was 5-0 with no further discussion

Flooring replacement request by the owners of Condo 507

Dave requested a vote by the Board on the request to change the flooring material in condo 507. Dave requested Greg to identify the additional information on the sound transmission reduction level of the new rug and pad material. This requirement which the Board has adopted is stated in the International Building Code Chapter 12, Section 1207. This section on sound "Impact Insulation" value of 50. He further stated that carpet manufacturers do test their products and can supply documentation stating the material meets these values. This documentation can be supplied to you by the manufacturer or your contractor. The Owner confirmed that they understood what information is required by the Board. Dave stated that when this documentation is submitted and the Board can verify that this value meets the IBC Code, then the work may proceed. Nanette supplied additional information on why the Board has requested this further information. She stated that some of the buildings have problems with old sub flooring on the second floors of the units. The Board has taken the position that before any new flooring is installed, the Board must inspect the sub flooring and verify that any corrections have been completed. Rick stated that after the sub-floor repairs are completed, he would like to be contacted so he can verify the work. The sub-flooring work to correct any problems is a cost that the association will absorb. Dave asked for the motion to accept the installation of the flooring contingent on the owner supplying the documentation on the sound impact value of the material. Nannette made the motion to accept. Greg seconded the motion and the motion was passed 5-0 without further debate.

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Roof Maxx Roofing Restoration Building 1100

Dave had Rick explain the thinking on having Roof Maxx come in and provide repairs and a preservative spray to the roof of building 1100. The process hopefully extends the life of the roof until it can be replaced soon. Rick stated that the Association will start replacing the unit roofs on a biennial schedule. Roof Maxx has done a thorough evaluation of all the unit roofs and documented the inspections with photos which can be accessed by anyone interested. The cost of the spray application and inspection is \$6650 and will be charged to general building maintenance. Dave asked for a motion to go forward with the roof spraying by Roof Maxx for the cost as stated. Greg made a motion to move forward with this process as stated. Nanette seconded the motion. The motion carried 5-0 without further debate.

2025 Rules and Regulation change for clarity

Greg stated the Board wishes to change the 2025 Rules and Regulations line 441 and 442, in the section on Interior Modifications, Floor Covering to state that "Homeowners wishing to install any type of flooring, must complete a form and submit it to the Board of Managers which has the sole discretion to approve or refuse the request". The Board had discussed this change and wised to clarify verbiage that was contradictory. Nanette stated that this hopefully alleviate any "unapproved" flooring which has been installed by owners without Board approval. Dave asked to make this change to the Rules and Regulations in the form of a motion. Greg made a motion to approve the change. Nanette seconded the motion, The motion carried 5-0 without further debate.

OPEN FORUM FOR GUESTS:

A resident (#406) asked if there was any time line on the removal of the building 400 chimney chase Rick responded that all the units that had fireplaces have been disabled. Dave stated that all the inspections for that building and the disablement of these fireplaces are documented and the paperwork is kept in the Condo Manager's office. A resident (#404) asked if the insulation would also be replaced as well as the roof. Rick stated that only the roof and any damaged sub-roofing would be replaced. Nanette replied to the owner that if the insulation is damaged by the leaking roof, that the repair would be an additional charge and would be addressed if it was discovered during the work. The Board continued this discussion with the owner and will require further study as the repair/replacement continues.

NEXT MEETING: April 26th at 11:00 by Zoom

ADJOURNMENT:

A motion to adjourn the meeting was made by Nanette and seconded by Charlie. The motion carried in favor 5-0., without further discussion. The meeting adjourned at 12:02pm.

EXECUTIVE SESSION: An Executive Session was held. No action was taken.

Respectfully submitted by Charles Sist, Secretary



Storm Damage April 2 ...

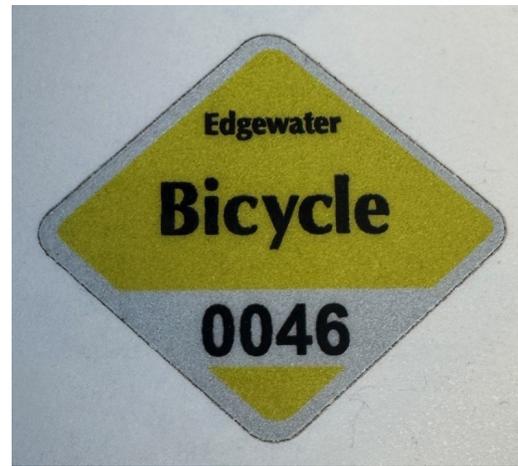
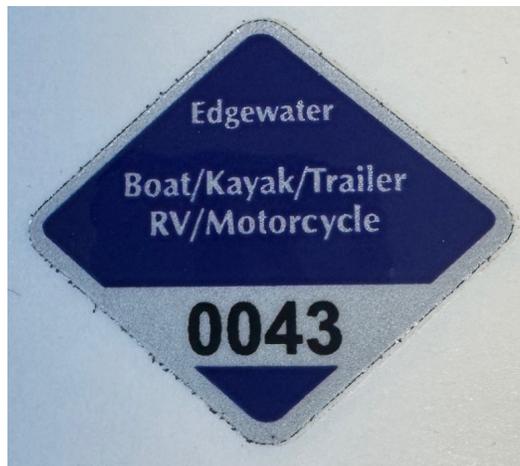
We suffered some storm damage due to the high winds on April 2nd. The winds, out of the south, peaked at 44 mph and blew steadily at 38 mph for better than two hours. The tree directly in front of the office went down across the road, and two pines needed to be removed due to root damage. Residents had expressed concern for a few other trees. They were examined by the arborist and found to be safe, posing no danger.



New Pool Fobs Coming Soon ...

We are in the process of replacing the Pool Building Entry Fob System. Along with the new fob, residents will be issued new vehicle parking stickers, bike identification tags and Boat/Kayak/Trailer/RV/Motorcycle tags. Residents will be required to come to the office and fill in a form and will receive their fob, tags and a copy of the Rules & Regulations.

Rules & Regulation; Receipt/Agreement Pool Fob and Parking Stickers	
I have received a copy of the Rules & Regulations and agree to abide by all rules, and ensure my renters and visitors also understand.	
Signed:	Unit #
Pool Fob #	
<i>If fob is lost or stolen, there will be a \$25 replacement charge</i>	
Parking Sticker #	
<i>Parking Stickers are to be used for residents only. Temporary passes are to be issued for all others.</i>	
Bicycle Sticker #	
Boat/Kayak/Trailer/RV/Motorcycle #	





John J. Grimaldi & Associates, Inc.

~INSURANCE GUIDE FOR UNIT OWNERS~

It is the responsibility of each unit owner to carry his/her own personal property and casualty insurance covering their personal property, personal liability and additions or alterations, which have been made to your unit. This outline of recommended coverage and the insurance requirements outlined in the association legal documents should be used when you discuss your specific insurance needs.

PERSONAL PROPERTY

Determine the replacement cost value of your personal possessions, excluding items of special value such as jewelry, furs, antiques, and collections. Request a replacement cost coverage policy subject a \$250 or \$500 deductible. Coverage must be written on an "All Risk" basis.

ADDITIONS/ ALTERATIONS/CONDOMINIUM DEDUCTIBLE

Your Association coverage **does not** include coverage to replace any improvements, alterations or upgrades that you have made to the building within your unit such as a finished basement or an upgraded kitchen. **You must include coverage for the Association deductible (\$10,000) under your HO-6 or condominium owner's policy dwelling section.** This dwelling coverage must be written on an "All Risk" basis. Please refer to the association documents relative to Insurance to determine your specific needs.

LOSS ASSESSMENT ENDORSEMENT

This coverage protects the unit owner from special assessments resulting from inadequate association insurance, such as a large liability loss that exceeds the limit of the association policy or a property loss for which the association insurance is inadequate. We recommend a minimum of \$10,000 written on an "All Risk" basis.

RENTAL ENDORSEMENT

If your unit is rented for investment purposes, you should endorse your policy, in addition to the above coverages, to include loss of rents coverage and include loss or theft of your personal property.

PERSONAL ARTICLES FLOATER

Most policies limit coverage for loss caused by theft of jewelry, furs, guns, silverware, antiques, coin and stamp collections. Items such as these should be appraised and specifically listed to insure full payment.

COMPREHENSIVE PERSONAL LIABILITY AND MEDICAL PAYMENTS COVERAGE

Protects you and your family from liability claims for bodily injury or property damage to others for which you are held legally liable. This coverage is provided for occurrences within your unit and for Personal activities away from the unit. We recommend you purchase a minimum of \$300,000.

PERSONAL UMBRELLA

This coverage is written on a separate policy and is available for amounts of \$1,000,000 or more. It provides excess liability coverage over your personal automobile liability, HO-6 liability and other personal liability policies such as boats, rental property, etc.

Banana Bars with Cream Cheese Frosting

Ingredients

Bars

½ cup butter softened
2 cups granulated sugar
3 eggs large
3 medium ripe bananas
1 teaspoon vanilla extract
2 cups all-purpose flour
1 teaspoon baking soda
Salt pinch

Frosting

¼ cup butter softened
4 ounces cream cheese softened
2 ¼ cups powdered sugar
1 teaspoon vanilla extract



Instructions

- Preheat the oven to 350 degrees Fahrenheit. Spray a 15 x 10 x 1 inch baking pan with non-stick spray. Set aside.
- In a stand mixer, cream butter and sugar. Beat in eggs, bananas and vanilla.
- In a separate bowl, combine the flour, baking soda and salt; add dry ingredients to the creamed butter mixture and mix well.
- Pour into a prepared 15 x 10 x 1 inch baking pan.
- Bake in a preheated oven at 350 degrees Fahrenheit for 25 minutes or until a toothpick comes out clean. Cool completely.
- **For the frosting**, cream butter and cream cheese in a mixing bowl. Gradually add confectioners' sugar and vanilla. Beat well. If you want it thicker add a little more confectioners' sugar. Spread over bars.
- **NOTE:** Once you've made and frosted the bars they will need to be kept in the refrigerator because of the cream cheese frosting. They will keep for a few days, but be sure to keep them in an airtight container. You can also freeze the bars (even if they're frosted!) for up to two months. Just be sure to tightly wrap them.

Mushroom and Black Pepper Pasta

Ingredients

- Kosher salt
 - 8 oz. linguine
 - 3 Tbsp. salted butter
 - 4 oz. cremini mushrooms, thinly sliced
 - 4 oz. portobello mushrooms, thinly sliced
 - 4 oz. white mushrooms, thinly sliced
 - 3 garlic cloves, thinly sliced
 - 1 shallot, diced
 - 1 Tbsp. cracked black pepper
 - 3/4 cup heavy cream
 - 1/4 cup grated parmesan cheese, plus more for serving
- Minced fresh flat-leaf parsley, for serving



Directions

1. Bring a pot of lightly salted water to a boil and add the linguine. Cook it for 2 minutes less than the package directions. Using a glass measuring cup or heat proof pitcher, scoop out 1½ cups of the pasta water, then drain the pasta and set aside.
2. Melt the butter in a large skillet over medium heat. Add the mushrooms, garlic, and shallot and cook, stirring, until the liquid cooks off and the mushrooms are golden, 7 to 8 minutes. Add a pinch of salt and the black pepper (don't worry if it looks like a lot—it is!), stir and cook for another couple of minutes. Pour in the cream, then stir and let the cream boil gently and thicken, about 2 minutes.
3. Reduce the heat to low and add the parmesan and drained pasta. Use tongs to toss the pasta for a minute or two, coating it in the sauce. Pour in some of the reserved pasta water if the sauce gets too thick.
4. Dish up the pasta with plenty of the mushrooms and sprinkle on more parmesan and some parsley.

