

Edgewater Condominium Association

Board of Managers' Meeting - March 25, 2023

Called to Order by: Lee Davies 11:02 am EST

Members Present: Lee Davies, President * Colleen McCarthy, 1st Vice President * Suzanne Krzeminski, 2nd Vice President * Nanette Bartkowiak, Treasurer (11:22am) * Kimberly Alonge, Secretary * Rick Clawson, Manager

Guests Present: Barbara Deets R#509, David Gayley #1103, Marilyn Gollnitz #1002, Bill Horn #509, John and Avery Jones #1102, Don Laird #406, Mike and Esther Luce #1203, Dan Rowe #1007, Larry and Mary Sinantra #1201, Pat Smith #402

Open forum for Guests: No comments

Treasurer's Report presented by Nanette Bartkowiak: Financials as of February 28, 2023 are as follows: Savings \$52,816.57 * Checking \$126,309.87 * Total Cash Assets \$179,126.44 * Accounts Receivable \$18,165.69* Net Income \$42,337.47 * No Capital Projects to report, thus Capital Expenses are \$0. HOA fees more than 90 days \$2,501.80 this is a big improvement. There is ongoing communication and working on catching up on all fees. There is all good news on the financial report. A motion to approve the Treasurer's report was made by Kimberly and seconded by Suzanne, with no discussion. The motion carried in favor 5-0.

Secretary's Report presented by Kimberly Alonge: A motion to approve the Secretary's report of meeting minutes from February 25, 2023, was made by Suzanne and seconded by Colleen, with no discussion. The motion carried in favor by 4-0.

Manager's Report presented by Rick Clawson:

-Wind on 3/25/23 - The wind speed was recorded at 51 mph today at 5:00 am. With that, there has been very little tree damage and only the office roof was affected. Miller Construction will be back to make the repairs to the damaged roof.

-Office Laundry - The washing machine in the Office Laundry room is leaking. The company has been back several times to try and fix it but Rick has put an "Out of Order" sign on it as the machine is unusable. He believes it needs to be replaced and will communicate this to the company.

-Tree Trimming - Rick will talk with Don Laird to schedule a day/time to meet with the arborist.

-Community Garden – Tony Lazarony - Tony will spearhead the garden again this year. Rick will put this information in the newsletter and if you want to have a spot in the community garden, contact Tony. He did a great job last year and everyone had good gardens.

-Pool Preparation - The chemicals are here and the crew has started the process of opening the pool. We need to start this early as it takes a lot of time to prepare for opening.

-Entrance/Exit Road Repair - The driveway took a beating this year with the many episodes of freezing and thawing. Last week, the weather allowed work on the roads. \$600 worth was spent, which helped, but another \$600 is needed to continue to fill in the potholes and cracks. Rick will also look into getting the roads sealed.

-3320 Tractor - The water pump was taken out for inspection to fix the machine running poorly. The fear was that it would overhead and damage the machine. It did not but a problem with the power take off unit was discovered and we are hoping for a simple fix.

-Contractors: Drainage, Concrete, Roofing, 500 Lakeside, 1103 Leak

-Drainage - Two drainage contractors have been contacted to look at the 1100 building issue with water pooling on the road side..

-Concrete - A proposal from Masonry & More to do the entire 500 building sidewalks includes removing all existing sidewalks and replacing them brand new instead of piece by piece. The proposal is \$12,285. The sidewalk will be wider at the 500 building when it is replaced. In general, all sidewalks are too narrow, but will be replaced as soon as we are able to.

-1200 Building Roof - Four proposals were received for the roof on building 1200. Three proposals were for half- roof replacement and one proposal was for the full roof replacement as they do not do half replacement due to potential warranty issues. Rick will contact the other three to update their proposals to include a full replacement as well.

-500 Lakeside - Stratton Services will begin repair in the next two weeks, as weather allows.

-1103 Leak - A contractor is looking to determine why it is leaking down into unit #1103. We hope to get this resolved quickly too. Again, the weather is directly related.

Comments from the Floor:

Lee asked about the drainage issues with the 1100 building compared to the 1200 building as there have been reported issues with the 1200 building as well. Rick replied the water pooling at the 1100 building is worse because instead of draining off to the front roadside, the water pools over the sidewalks and into the doors of units in the 1100 building. It was noted the 400 building had grading put in and the 900 building has a special draining to the front as well, which is what the 1100 building is in need of.

Lee noted the roofing pricing was so different for half versus whole roof replacement. We will go back and get a full repair proposal from the other three to compare. It might be best to do the whole thing at once if needed. Rick noted the chimney surrounds need to be addressed as well as they are starting to get sorry looking. We have been replacing, as needed, with metal whereas the ones left are the old T1-11. There is money in the budget for chimney chase repair and we will continue work on replacing.

Lee noted in regards to replacing the sidewalk for the 500 building: the way it is built is a trip hazard with broken pieces. It is better to replace all at once rather than piece by piece. We will start with the wider sidewalks when this building sidewalk is replaced and complete other sidewalks in the same fashion. Leke asked for a motion to go ahead with the proposal from Masonry and More for 500 building sidewalks. Rick noted we don't want to wait too long as many contractors are still behind from Covid. He has contacted others but has not gotten a response other than from Masonry & More. :

Colleen asked about the wider sidewalks once at the stairs and if there was a way to widen under the stairway as well. Rick answered there is not a way to widen there. Snow removal equipment does fit now, but it is tight. A wider sidewalk will help with snow removal. Lee noted widening the sidewalk from the driveway to the stairs with fanning out on the sides will work well. if we decide to widen the sidewalks when we get to stairs - no way to widen under the stairway. Colleen asked about the stairways on the 400 building, for example, where the steps are right on the sidewalk; how will this work? Rick noted we haven't thought of that as of yet and Lee

added there are only a couple of decks to be redone that we can address the sidewalk and stairs, but the existing deck stairs will not be restructured. The new sidewalks will be 48"; they are currently 36". Motion to approve the sidewalk replacement with the proposal from Masonry & More was made by Nanette and seconded by Colleen;. The motion to approve carried 5-0.

Old Business:

Recreation & Social Committee: No report from co-chairs Nanette, Kimberly, with help from Marilyn.

Beautification Committee: No report. We are always looking for volunteers. Nanette spearheads the committee with help from Marilyn, Avery, and several others who help out. They are looking to get started as soon as the weather allows.

Rules and Regulations Committee: We are hoping to get reinstated this summer, by the annual meeting in June. And are looking for volunteers. Most of the old members have moved so there are currently no members on the committee. In the interim, so everyone aware, we have been putting together rules and regs as needed and submitting them at meetings and the newsletter for input to vote on the following month

Nominating Committee Selection: Colleen is heading up the nominating committee. Kimberly Nanette, and Suzanne are up for election. We are looking for volunteers for the nominating committee. Currently Lee and Colleen are on the Committee. It came up last year that the necessary number of members was not met; but we cannot force people to be on the committee and can only go with those who agreed to volunteer to be on the committee. The only caveat of membership on the committee is that if you are planning on running for a Board position, you cannot be on the nominating committee.

Colleen noted it has been put out in the newsletter and eMail but zero people have reached out to volunteer on this committee. Members on this committee reach out to people in the community to find out who may be interested in running for a Board position and then look at the list of potential nominees to put forward on the ballot.

After the discussion, Larry Sinantra and Pat Smith volunteered to sit on the nominating committee. Pat asked if of the three positions up for election if those individuals are planning to run again or are they looking for three new people. Colleen replied there may be just two running again but this has not been confirmed.

It was noted that the people currently on the board and running still have to get voted for. We are potentially looking for one new nominee; it is nice to have options, but we don't always have a lot of luck finding volunteers. Lee reminded guests if someone is interested but didn't get put forward, there is a petition process that allows you to be added to the ballot. Avery Jones volunteered to be on the nominating committee. Lee noted that ballot counters usually don't participate, but there shouldn't be a conflict. Reach out to Colleen if you are interested in participating on the nominating committee. Lee noted the Nominating was hereby formed and will lock in membership of the committed by April 11th. This information will be placed in the April newsletter.

New Business/Correspondence:

Nothing new as the proposals for sidewalk repair were addressed by the manager's report.

Open forum for guests:

Bill Horn #509 - Asked who is leaving the Board and what position(s) will be open. Colleen answered we have not been confirmed from all people as of this meeting so she cannot comment until confirmed. Lee added you don't run for a position, but rather for a position on the Board. Members are elected to the Board and not running for specific positions. Colleen added, after the election, the Board goes into a closed session and determines who is doing what job. Bill also offered a suggestion regarding pouring of the sidewalk to widen them. Rick noted he and Norm, from Masonry & More have discussed the suggestion. Lee noted we will make sure it looks good.

Dan Rowe #1007 - Regarding the replacement of hot water tanks: he asked for a quote from Howard Plumbing & Heating last summer and did receive it in late August or so, but the contractor has not been here to install it to date, but hopes to in the next week or two. Dan asked what happens if a leak were to occur between the time he asked for a quote and that it was replaced, who is responsible for damages? Rick answered if work has not been done and a problem occurred, the owner would be responsible for damages. If a leak occurred during the installation, the contractor would be responsible. Colleen answered that we recognize it is difficult to get contractors and materials and we appreciate his efforts to get the tank replaced, and even though it has been a long time since he started the process, there are other contractors that could be asked if he isn't happy with the current one. Rick offered information that Mike Stratton has replaced several tanks in the complex and he can send Mike over if Dan would like.

Pat Smith #402 - Asked if there was a list of possible plumbers. Rick answered yes and that he will run it in the newsletter again. Colleen added the list also contains other contractors that have worked at Edgewater.

Barbara Deets #509 - Asked if a reminder can be put out to those who have dogs to pick up their waste. Colleen asked Rick to put this reminder in the newsletter along with a reminder to break down boxes before putting in the dumpster. The community pays each time it is emptied and this becomes costly.

Don Laird #406 - Though his doormat has survived four winters, it caught wind today and has disappeared; if anyone sees it, please let him know.

Executive Session: An Executive Session was not held.

Next Meeting: April 29, 2023, 11am EST via Zoom.

Adjournment: A motion to adjourn the meeting was made by Suzanne and seconded by Kimberly. The motion carried in favor 5-0. The meeting adjourned at 11:49am.

Respectfully submitted,
Kimberly Alonge, Secretary