

Edgewater Condominium Association

Board of Managers' Meeting - June 11, 2023

Called to Order by: Lee Davies, President 4:19 pm EST

Members Present: Lee Davies, President * Colleen McCarthy, 1st Vice President * David Gayley, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager

Guests Present: T. Ballard #611, Bob Bartkowiak #502, T. Bayer #601, B. Breads - #305, C. Connell #r701, M. Davis #309, P. Dorozynski #803, L. Gaye-Shearing #507, D. Gayle #1103, M. Gollnitz #1002, N. Gollnitz #1002, J. Herr #603, B. Horn #509, D. Johnson #1301, A. Jones #1102, J. Jones #1102, S. Mapson #1205, S. Milnes #604, M. O'Leary #409, J. Rathmal #301, Dan Rowe #1007, S. Rowe #1007, P. Smith #402.

Open Forum for Guests: No comments.

Treasurer's Report presented by Nanette Bartkowiak: There is no treasurer's report due to the early date of the annual meeting as directed by the By-Laws. A full report for May and June will be made at the July monthly meeting.

Secretary's Report presented by Kimberly Alonge: A motion to approve the Secretary's report of meeting minutes from May 20, 2023, was made by David and seconded by Colleen, with no discussion. The motion carried in favor by 5-0.

Manager's Report presented by Rick Clawson:

-1200 Building Roof Update - The contractor will begin work on Monday. The residents of the 1200 building have been asked to use the overflow parking while work is being done.

-1100 Building Drainage- Beginning Monday, the contractor will begin putting catch basins in for the storm drain. Residents have been asked to use the overflow parking while work is being done.

-500 Building Walk Replacement- The sidewalk replacement is now complete. Topsoil will be delivered and put down to fix the edging on the sidewalks and to fill in low spots.

-Exit Road Sealing - Two proposals have been received. The plan is to complete the job within the next month.

-Lee stated the bids are in and within budget amount or lower, so no motion is necessary since work to seal the exit road has already been approved. The sealing proposal from Lakeshore came in under \$400-\$500 under budget;

-Tree Removal/Trimming - We contracted with Mathews Tree Service who determined there are 23 trees to take out. This is the same tree removal service we used as last year; they were right on budget for this year. Once complete it will help with mowing and make the grounds look nicer.

Manager's Report presented by Rick Clawson: (continued)

-Transformer Replacement - The village of Westfield contacted Rick regarding deterioration of transformer corrals while checking each one. They will replace all stations with new transformers. They will be a lot safer than what we have now; they are more attractive and safer. The replacement won't happen for about a year as it will take that long to get new transformers.

-New Flag pole - The flag is supposed to be illuminated at night, which we used to have, but has since deteriorated. A new solar lighting panel that attaches to the flagpole, will be installed on Monday.

-Comments from the Floor: Colleen noted the guys have been working hard at the wastewater treatment plant. Rick reported they took out all weed block that was deteriorated and replaced with new while cleaning up the weeds.

Old Business:

-Rec & Social Committee Report - Kimberly reported the Rec & Soc Committee would like to gather interest from our community. We have compiled a list of activities and events and will share out in a Survey via a Google Form or eMail link in the near future.

-Beautification Committee -Nanette reported that a lot of people are helping out this year and making a big difference. Some of the small gardens are going to be removed to minimize the work that needs to be done because there are too many little gardens that are not being taken care of and not enough manpower to tend to them. Unless we get more on the committee to help, we have to minimize what we do have and make them look really great; too many gardens without the help result in gardens that look scraggly.

-Lee commented that things look really good and we are appreciative of all the work going on such as the geraniums, getting units cleaned up, and garden areas done. He made a reminder that the condition of the extra gardens was permitted years ago, contingent upon if they are no longer able to maintain it or are moving, the garden will be removed, but it has not happened. There are many more garden areas than our maintenance staff can keep up with. The Beautification Committee does a great job, but unless someone steps forward and says they will maintain the smaller extra gardens, they will be removed.

-Lee added: Unit fronts are maintained by our maintenance crew with what we have put in. People are allowed to put in their own plants on their own, but it's at your expense and you're responsible to maintain what you plant. If you are unable to maintain it, let us know and it will be torn out and put back to the minimum landscaping for maintenance to be able to keep up with.

-Nanette - Reminded us that anyone that does want to help to let her know so she can assign an area to you.

New Business/Correspondence:

-Avery - Aquasize classes will be held Mondays and Wednesdays starting at 10:30 am, weather permitting. There are three different CD's that will be used this year and the sessions are 45 minutes. Please see the signs up on the bulletin boards throughout the community with Avery Jones and Pat Smith's contact information. Please contact them to sign-up so they can let you know when classes start and keep in touch with class notifications. Colleen added it is a lot of fun and you can just do what you can do. There is a lot of laughter and fun. She thanked Pat and Avery for running this program. The pool temperate was making great progress until the smoke from the Canadian wildfires, but it is getting back to a good temperature again.

-Exercise Room/Equipment - Kimberly put together a poster with photos of all gym equipment. The goal is to identify who owns the items as well as to remove items that are not deemed safe due to age or usage. With the room cleared out and organized, during the budget process, the Board will look at the possibility of looking into a new piece of equipment every couple years.

-D. Rowe asked about the inversion table that had a "do not use" sign on it and stated there are directions attached to the machine which include a "use at your own risk" warning, and that some people do use it.

-Nanette asked for clarification on the poster. Was it a "yes this is mine" or if one one is using a piece of equipment or claiming it, will we get rid of it?

-Colleen commented regarding the inversion table, the general public may be using and that is not safe. The idea that someone get on and flips over and cannot get out is very upsetting; we need to be a community not a personal gym.

-Lee - Commented we are trying to find out who can claim ownership of the equipment. If no one claims it and it is rickey, it will go. If someone does claim something and it should go, we will speak with the owners. In the case of the inversion table, someone could get hurt. Dan commented if they are using it properly they won't get hurt and that it is subjective. The instructions are on it. Doctors and PT use them. Lee replied our biggest concern is if someone were there alone and something happened while using the table. Lee continued, no decisions have been made yet, we are trying to find out who has ownership of what and go from there. -

-Dave commented he uses the gym quite a bit and has some equipment he would like to bring in for the gym.

-Lee continued we are trying to avoid equipment that are person specific, such as a stationary bike that is designed and set for a specific person. On that type of equipment, the settings cannot be changed, and that type of equipment is not appropriate to be in there as it cannot be used by everyone.

Open forum for guests:

-S.Mapson - Congratulated the new Board members and thank all Board members for all we've done over the years. She says it gives them a good deal of security when they can't be there to know things are being taken care of. Lee noted having remote meetings is a big benefit to those who can't attend in person can participate.

-Lee - Thanked Suzanne for her 2-year service on the Board. We appreciate the help she gave and she has indicated she may sit on a committee or two. Suzanne answered she enjoyed the time and she is moving on from the Board, but not going anywhere. Lee welcomed Kimberly and Nanteet back to the Board as well as new Board member Dave.

Next Meeting: July 29, 2023 at 11:00am Via Zoom.

Adjournment: A motion to adjourn the meeting was made by Colleen and seconded by Nanette. The motion carried in favor 5-0. The meeting adjourned at 4:54pm. No executive session was held.

Respectfully submitted,
Kimberly Alonge, Secretary