

# Edgewater Condominium Association

## Board of Managers' Meeting - July 29, 2023

Called to Order by: Lee Davies, President 11:01 am EST via Zoom

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: P. Dorozynski #803, M.&N. Gollnitz #1002, B. Horn #509, S. Johnson # 1301, A.&J. Jones #1102, D. Laird #406, M. & E. Luce #1203, L. Nathanson #902, M. O'Leary #409, D. Rowe #1007, S. Rowe #1007, L. Sinatra #120, J. Sinegar #1008, P. Smith #402

Guest Speaker: Andrew Thompson, Village of Westfield Electric Department, spoke on several topics as summarized below:

Future Transformer Pads - Andrew started the discussions with reporting Rick had contacted him about the transformer enclosures. There are live energized parts that could cause problems as currently installed and he would like to change out with mounted transformers, which are designed and supposed to be installed, from the pole to the electric meters. There would be an expense to the Village as well as to Edgewater. The cost of transformers have skyrocketed, but the Village would absorb the cost of them at \$30,000-\$50,000 for each transformer. Edgewater's cost would be that of the electrician who would be installing the electric service on the new transformers. The installations would allow clean up for the way they were previously installed. As they are currently installed, there are a bunch of cables coming off the transformer feeding each meter. It looks terrible, but it ended up this way as over the years it was added on to, which was never a really good way. Andrew has given thought to our situation with having one feed coming off each transformer bank to a switch gear that would then split and feed each meter as they go into the condos. This is not anything that has to be done immediately and would require planning between the Village and Edgewater to find the best way to complete the switch over. Andrew feels it makes sense to do it the right way with a 5 year timeline at the latest in case a transformer fails; it is better to plan than have one fail and then repair.

Colleen asked what the expense to Edgewater would be. Andrew replied it was hard to say because he doesn't know what the electrician would charge. The Village would be spending around \$120,000-\$200,000 total for the transformers and additional work they need to do. If he had to guess, to do properly with a single feed off each transformer and splitting to each meter, it could be around \$20,000, but we would need to get the actual number from the electrician to install all needed transformers. Lee asked if we need to do it all at once or each transformer piece by piece. Andrew replied yes we can replace them piece by piece and this would help the Village, as well as Edgewater, by spreading out the cost. Andrew suggests having an electrician come down and look at the project to which he would be happy to be there when the electrician is scheduled.

Possibility of Generac Generators for Emergency Power - From the Village side, there is not much involvement. The only thing they could help with might be connecting us with an incentive that would help us out with this. Lee commented we are not looking for the entire community but looking for backup generators for the waste treatment and pumps in case power is out for an extended period to prevent overflow. Andrew presented a couple of options: we could purchase one small enough for a permanently installed standby generator or look at something like a gas-powered portable generator that would come with a plug and transfer switch that you could roll over, plug in and start up and then would have a generator to use elsewhere, for

**Continued: Possibility of Generac Generators for Emergency Power** - example when the guys need to work where there is no power. It was noted a generator definitely should be considered on the west end main plant as it would be worthwhile to power just the pumps if there was a sustained power outage to prevent overflow. A 24-hour period is not an immediate problem, but he does recommend power to the pump stations on either one. Rick stated it would be less expensive in the long run. Andrew will look at our current setup to see what the draw on the blower motor is and look at what type of generator would be sufficient. It makes sense and he will look to get an idea of what the cost and size needed. We would need to hire an electrician to install. Dave will research and report pricing for auto turn on as well as manual turn on generators, in case no one is here when power goes out.

Rick asked Andrew to talk about the pumps and motors and where/why the pumps keep failing. Andrew feels there are lots of problems at once and thinks that one of the things needed is that he should come down and go over with staff a more formal process of what they need to check. He noted that something was in place before in the form of a checklist of things that have been done with a sign-off once completed. There have been a few people that have come through since the last time he went through what should be done every day, once a week, and month. As a result, the instruction has been passed down through people, thus you lose some of the information every time it is passed on to someone new. He feels he should come down and go over everything with the crew and show the way things should be done and make it known to them what things they need to tell Rick about if they see something wrong. It is not a bother to let Rick or Andrew know something isn't quite right and better to do so before something ends up failing. The other issue could be that the pumps were purchased by the contractor who installed the pump stations. Since then the replacements are the same, but it is possible there may be some higher quality pumps that may last longer to which Rick agrees. Colleen felt it was a great idea and she appreciates him being willing to come and train the guys on what to do and when. She asked to have that in writing as she likes the idea of our guys not only hearing, but also seeing it. Then Rick has a copy too. Andrew noted a type of "Operations and Maintenance" manual would be a good idea too. Colleen noted a checklist is fabulous. Andrew stated it is a good idea to incorporate that all together then there is a narrative of what needs to be done. Things get lost if someone ahead of them wasn't taught properly. If they have a checklist with instructions it would be helpful. He can try to locate the original design information and equipment manuals. He has the original design drawings of the plant and maybe some of the manuals and having it all together brings a better understanding of how things are supposed to work. Great idea!!

Dave noted it was important to get the training to the guys ASAP and he would like to go when they have the training with Andrew. He noted it is very important and we need a regular routine. Rick will schedule this and make for a convenient time for Andrew.

**WWTP/Pumps/Motors/Maintenance** -Lee stated diapers, sanitary pads, etc. should never be flushed. Andrew added those things really take a toll on the pumps as they are designed to pump solids, but that stuff plugs up a pump immediately and then it's out of commission. It's been a problem here historically and something to keep putting out there and make residents aware not to do that. It's only a matter of time it will be a problem again. Lee stated we have put that information out there, but wanted Andrew to reinforce it. He noted even flushable wipes are not safe as they do not break down so they plug stuff up and has seen eight out of ten times flushable wipes are clogging up things. Sometimes tree routes too and sometimes a combination of both. Lee asked Rick to include this information as a reminder in the August newsletter.

**Possibility of EV Charging** - Rick asked about EV charging stations. Andrew reported there is at least one program he is aware of through the NYS Power Authority that would be able to help out some. He thinks we could get some chargers installed at a big discount with funding available. There are Fast Chargers that are more expensive, but take just 30 minutes to charge. In the Village, Clinton Street has a Fast Charger and it is a good idea there because people aren't parking for 8 or more hours. For here, it may be better if we could get some of the slow chargers for overnight charging. Funding is available for both. Lee thought we would have to look at the fast chargers as we don't have individual spots for cars long term and would need just a couple of units to service the entire community. Rick asked if they are credit card based. Andrew replied, yes, in the Village they are. The charging station there was given to them by NYS Power Authority for a demo project, so they also pay for the billing software and extended warranty. It's around \$20 per month and is credit card based. We would pay the monthly fee and they send a check for what the money was brought in. He did not that when it first started in the Village, it wasn't doing very well, but in the last couple of years, it has brought in around \$200 a month, which would be lower here because we don't have the same amount of traffic using it. There is a range to set the cost and he recommends a separate electric service the Village can install. Edgewater would pay that bill on the separate electric service and charge what we think is appropriate for the charger. Nationwide the charge is 25 cents per kilowatt and this is more of a service but we need to make money to cover the costs. We have the ability to set the rate at whatever we want it to be. We can manage here. Andrew suggested we contact a couple of good reps for the EV chargers in the Rochester area so they can come down to look at the facility for charger recommendations. We will need the information to apply for funding to justify what we are asking for. Edgewater will need to bring in enough money to cover the costs of EV and there is no cost to EW from the Village. He noted, whether we like it or not, it is the direction we are headed. Lee thanked Andrew for coming and we appreciate his time and the information.

**Open forum for Guests:**

-M. Gollnitz #1002 inquired about the combo lock on the pool room kitchen door and if it would be open on Sunday for the PotLuck. She also inquired the whereabouts of the black garbage bags were as she will need one for Sunday to replace the bag that is currently full. Rick will make sure the door is open and that the trans is empty for Sunday.

-N. Gollnitz #1002 mentioned some time ago there was a rule to keep leashed dogs 50 feet from the front and backs of buildings and asked if that could be reinstated. He realizes this is something the Board needs to discuss, but that several people have said they would like to get back to implementing a rule for various sized dogs that are allowed or not. Lee replied we will look at the questions. He added the realtor that sells the property should be sure the new owners have a copy of the rules, including the pet rules, because they need to know the rules before, not after, they purchase. He added, Rick sends a package out to attorneys on every sale and the listing agent and attorney are responsible to provide the information to the buyer. For example, the rule about not doing short term rentals: it is just a matter of time before people who didn't know because the realtor didn't inform them, and once the owner finds out it is in the rules, the realtor could get sued. The realtor needs to have them sign-off regarding our rules. Lee would like to see a legal requirement of the property listed for sale to provide rules and regs and have the purchaser sign-off prior to closing. He doesn't know about the enforceability of it though. Lee noted we will discuss those things Norm brought up: the 50 foot thing is hard to determine but need to try and get size restriction is a legal issue. It comes down to we can only restrict pets that are dangerous declared so by the courts. We will look into what we can enforce.

-M. Sinatra #1201 shared during a previously purchased condo in another area, the rules were given before closings and instead of relying on a realtor or attorney for rules, they had to meet with someone from the Board and were presented with a copy of rules. It meant the Board knew they received the rules and felt it was also nice to meet someone from the Board before they moved in. Lee thought it was a good idea, but New York state doesn't allow for that. We don't know of the transaction until the attorney notifies us of the closing. We are not a Co-op where those rules do not apply as they do to Condo Associations. He continued, NYS does not use title companies, we use attorneys. An alternative thought would be to see if it is possible to work with the realtors to add in the description when listing, to contact the Board to receive the rules and regs of the complex. But, he added, there would be a legal problem with a multiple offers situation. He feels we may be able to look at not requiring the realtors, but require the owner of the listing the property to provide the information and make them responsible. Nanette added in her purchase, the information was given by the last owner.

-B. Horn #509 added he doesn't recall getting rules and regs from the previous owners when he purchased his unit. He also shared he did some research on generators for himself. He discovered with cheaper ones like a portable from Home Depot, we need to look for total harmonic distortion, which with any electronic stuff is a big deal. He suggested Winco, an American made product, has good regulations.

**Secretary's Report presented by Kimberly Alonge:** A motion to approve the Secretary's report of meeting minutes from June 14, 2023, was made by Nanette and seconded by Dave, with no discussion. The motion carried in favor by 5-0.

**Treasurer's Report presented by Nanette Bartkowiak:** Financials as of June 30, 2023 (includes the May 2023 information as well) are as follows: Savings \$49,501.78 \* Checking \$113,932.00 \* Total Cash Assets \$163,433.98 \* Accounts Receivable \$14,777.45 \* Net Income/Loss +\$7,147.00. Capital expenses are the 1200 building roof repair at \$44,780.00 and the 500 building sidewalks at \$12,285.00 for total Capital Expenses at \$57,065.00. HOA fees more than 90 days \$2,140. A motion to approve the Treasurer's report was made by Colleen and seconded by Kimberly, with no discussion. The motion carried in favor 5-0. Lee noted now that we have the June numbers, the budget process will begin and it still looks like we are anticipating an HOA increase for January 2024.

**Manager's Report presented by Rick Clawson:**

***-July 20 Storm Damage – Pole replacement*** The storm created a lot of havoc. Wind Speed was 64 mph at one time, so there was a lot of damage. The road coming in had heavy damage and after a brown out we had no power for a while. We are fortunate we have a great relationship with the Village Electric Department as the pole with the security light came down along with three trees on the Entrance road. The Electric Department removed the trees from the Entrance road and came back and replaced the utility pole and restrung wires. That was above and beyond as the pole and everything else is all owned by Edgewater, not the Village. We lost branches behind the 600 building where one branch came down and caused some lakeside fence damage. The fence has been temporarily repaired with more repair to follow.

***-WWTP Updates*** -Andrew covered this at the start of the meeting.

**Continued: Manager's Report presented by Rick Clawson:**

**-Handicapped & Resident Parking** - We removed a few parking spots for people no longer here or used and added two spots to the 1100 building, where they were needed. As people have needs or don't have needs, we will remove or add. The signs will now be on metal posts as they will be easier to move than the wooden posts. We did get new signs for resident parking only signs and have begun installing them on buildings. These are very nice looking signs. We always have struggles with parking and hope these help. Lee reminded people that the resident parking along the front of the roadside, you can park one vehicle there. Any second or third has to be in the overflow lot. There are not 104 parking spots for the 104 units. Be courteous to your neighbors.

**-Beach Stairs** - Parts are here and the guys will start next week to make some significant repairs. Winter and storm damage really takes its toll. The lower are pulled but even 30 feet from shore line get hammered good. The aluminum posts will be replaced with steel support posts and will fare much better in bad weather.

**-Water Heaters** - Progress is being made and we are down to less than 20 who really need to give Rick information about their water heater. It has been an eye opener to many how old their water tanks are. There is one from 1995 and it is on the second floor; the owner is aware it needs to be taken care of.

**-Board Member Comments:** Dave added: We still need a couple residential parking signs across from the 1000 building. Lee added looking at the 1000 building, towards the 900 building, we need to place residential parking signs on the side as well. Rick replied we will be getting more signs. - they are getting extra signs and will continue.

Rick stated in the past we have sued the C, D, etc., lettings on addresses, but we cannot use those anymore and to please not identify buildings with the letter. The 911 system does not recognize the letters. If you have an emergency and say J900 Edgewater Drive, they do not know where you are. Just say 900 Edgewater Drive. -We would like to get new number plaques in the future. Also, an interesting fact is at one time, each of the buildings had a name that was associated with it. For example, the 1200 building was the Neptune building. Rick would like to see new building signs with the number and original building names as it is kind of nice and gives more personalization.

**-Comments from the Floor:** There were no further questions on the Manager's report.

**Old Business:**

**-Recreation & Social Committee:** Kimberly reported the Committee has posted calendars for July and August, as well as the Ice Cream Social and PotLuck calendars on the Facebook Group page. We will place the August calendar in the August newsletter as well. Rick will send out calendars via email blasts. The Committee met to firm up plans and decided that in addition to the electronic notifications, a permanent board would be wonderful to install on the Entrance Road at the curve by the Office (at the 10 mph speed limit sign). Marilyn will design the permanent board and Norm G. will build it over the winter months to be ready for next year. The first Pot Luck is this Sunday, July 30th, at the Pool Building.

Dave thanked Nanette for the temporary sign for the upcoming PotLuck that was placed by the entrance road by the Office. We all agreed it looks fantastic.

**Continued - Old Business:**

**-Beautification Committee:** Colleen thanked those that water around the grounds. Lee stated he doesn't think people realize how much the volunteers help means. They make a huge difference in the community. Our buildings and grounds crew doesn't have the time to tend to the many gardens and the volunteers allow us to keep the grounds looking beautiful. Dave thanked Nanette for her hard work on the gardens and added he doesn't often see her without a weed whacker, wheel barrel, or watering can in her hands.

**-Exercise Room Equipment:** Colleen reported the following: The idea this year was to go through to see what was usable and not to create a safe and usable fitness center for our Community. We took photos and sent email blasts, as well as individual emails where needed. Currently, there are 7 items tagged to be removed including the old treadmill, which have been deemed broken or unsafe. These items tagged did not produce an owner, except for one recumbent bike, but the owner is fine with it being removed. People were reached out to about certain pieces of equipment and whether they wanted it back or not. For example: Mr. Horst's blue slant board, which he doesn't not want and Mr. Rowe, as a regular gym user, we wanted to ask about tagged items and he confirmed he doesn't use anything marked for scrap. Once the old equipment is moved out, there are two new donated pieces of equipment to move in. Ideas: for the future include: Better signage, available cleaning supplies, removal or replacement of the non-working phone on the wall, a pump for the exercise balls, and possibly now having clear floor space for chair yoga, stretching, or other floor exercises.

Colleen reported the Board did receive correspondence yesterday which included a petition with regards to the fitness room.

Lee continued, we received the correspondence too late to get it added to the agenda. With regards to the petition received, there are technical issues with it as it is signed by non-owners. Regardless of the fact that it is a petition, there is no mechanism for owners to petition for anything other than removal of Board members or a change in the ByLaws, both of which would require not only the petition but also accepted by the majority of the Board. Rules are set by the Board but we appreciate the information in a letter or petition as we want feedback because it is helpful to Board members. Any equipment left in or removed from the fitness center is up to the Board. People always have the opportunity to run for the Board if they want to. The main point is the equipment in the fitness room has to be donated to the Association. Simply put, the ByLaws specifically prohibit storage of personal items on common property with the exception of grills at the ends of buildings, bikes in bike racks, and kayaks in the kayak racks. For example, we tried to put storage buildings in the West field and we were denied after review of the attorney because we cannot put privately used items in a common area. To do so would require a ByLaw change, which would need 75% of owners plus Board approval which, to date, has not been successful with any proposal to change the ByLaws. We thank the people who presented the petition, but it must be understood there is liability to us for personally owned items. The items must be donated to the Association. Once donated, the Board determines if items are kept or not.

Colleen noted the letter to the Board was dated June 21st and it was received 7/28 and thus there was not time to get together to discuss but will contact the person once we do. Lee added that we are confirming the information was received but that there is no motion as it needs to be reviewed. In addition, we are looking at rewriting that section with updated rules, such as wiping down machines, and will present at the August meeting.

**New Business/Correspondence:**

**-Request for Roof Vent - Beech #808:** The Board received a request for a powered roof vent instead of what is there as there is heat build up preventing the AC from working properly. We were given the plans and installation information along with the owner understanding they are responsible for the costs of the installation. A motion to approve the request or #808 was made by Kimberly and seconded by Nanette. The motion carried 5-0.

**-Request for LakeSide Vinyl Siding McCarthy #404:** The current siding is the T1-11 boards at the back of the unit from 5 years ago that already have wood rot. There is a unit in another building that recently had siding installed instead of the T1-11 and it looks nice. They would like to have Board approval for installing vinyl siding on their building as well. Lee added the Board had previously discussed the use of vinyl siding on the 600 building as when it was done, they did not follow the rules of getting their renovations approved, but it eventually did once it was inspected and the vinyl siding looks good. We would like to require use of the same color green used on the Office, but there is a concern that over time, variation of colors through the manufacturers may vary some. With that said, it looks better than having to paint the T1-11 (wood). Lee asked for a motion to accept lakeside units T1 11 be replaced with vinyl siding. Dave noted they are getting their porch done in September and was thinking brown vinyl. Lee replied we will need to look at that because some buildings are brown on the back and some are not. The goal is to get the same on all, but metal enclosures are brown. He asked Dave that when they are ready to do that in September, to submit a request for the August meeting, if possible. Dave added, he agrees with using the color of the office but if we start to go with green vinyl for this request, what if the Board eventually decides to go with brown. Nanette asked if we could have a meeting and to talk about this because it is something new. We need to come up with a color and present it at the next meeting so people who want to have the option to pay for and replace the T1-11 can do so with the approved color. A motion was made to table Colleen's #404 request for vinyl siding until we can gather the facts and presenta at the next Board meeting. Colleen stated she can hold off until we gather the information needed. The motion was approved by Nanette and seconded by Dave and carried 5-0.

**-Employee Appreciation:** Kimberly reported the Employee Appreciation week for Ed, JD, and Rob will be held a day during the week of August 14th. More information will be coming in the next day or two.

**Open forum for guests:**

**-B. Horn #509:** Offered to send information to Rick about the generators he had researched. He reported his new hot water tank has been ordered, but it is a 2-month wait. In addition, he shared that it is unlikely the vinyl will ever match completely over time and we will have a hodgepodge, no matter what.

Colleen answered we have that now as none of the browns match and that she feels the transition to green will look nicer than the current Edgewater brown. Rick agreed that the lakeside is all different but noted the roadside buildings should be done all at once. The 500 building seems to be in the worst condition and Lee added the T1-11 is getting to be an issue.

Lee added it's a good idea to get water tanks ordered as they are hard to get. Colleen asked if you have ordered one to let Rick know to update the records.

**Executive Session:** An Executive Session was held. No action was taken.

**Next Meeting:** August 26, 2023, 11am EST via Zoom.

**Adjournment:** A motion to adjourn the meeting was made by Dave and seconded by Nanette. The motion carried in favor 5-0. The meeting adjourned at 12:24pm.

Respectfully submitted,  
Kimberly Alonge, Secretary