

Edgewater Condominium Association

Board of Managers' Meeting -September 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: L.&J. Beach #1001, B.Breads #305, T.Elson #1104, M.&N.Gollnitz #1002, J. Herr #806, B.Horn #509, A.&J.Jones #1102, S.Kryzeminski #403, D.Laird #406, M.&E.Luce #1203, B. Mack #407, L.Nathanson #902, G.Smith #909, P. Smith #402

OPEN FORUM FOR GUESTS:

-G. SMITH #904 - Appreciates the Exercise room as it is now cleaned up and made nicer. All equipment is in great working condition. He has been using some equipment, not always signing in, but uses and appreciates the ability to use it and does help him with what is used.

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK: Financials as of August 31, 2023 are as follows: Checking \$102,221.45 * Reserve \$56,164.47 * Total Cash Assets \$158,385.92 * Accounts Receivable \$17,739.46 * Net Income/Loss -\$7,127.32. Capital Project expenses are \$64,095.00; additional capital project building drainage expense of \$3,820.00 HOA fees more than 90 days \$5,380.82 and we are working on those accounts getting caught up. A motion to approve the Treasurer's report was made by Dave and seconded by Colleen. The motion carried 5-0.

SECRETARY'S REPORT PREPARED BY KIMBERLY ALONGE: A motion to approve the Secretary's report of meeting minutes from August 26, 2023, was made by Colleen and seconded by Dave. The motion carried in favor by 5-0.

MANAGER'S REPORT PREPARED BY RICK CLAWSON :

-WINTERIZING/POOL CLOSING/BIKE STORAGE: The crew is getting ready for winter. The pool will be closing at the end of this week. Once the pool is closed, we will open up the pool building for bike storage. Please make sure bicycles are identified with your name and unit number. In the Spring, we will contact you to bring your bikes out.

-OLD INTERNET CABLE: The abandoned internet cable from Consolidated is being removed from the buildings. Our new crew member, Harry, has experience with Brandel Paining and is repainting all concrete fascia as the cabling is removed.

-WWTP UPDATES: The WWTP is in full operation with blower motors and pumps working at capacity.

-CONSENT FORMS: Make sure to turn in the Consent forms for entrance to check your unit as temperatures fall during the winter. A reminder will be put in the September newsletter.

-COMMENTS FROM THE BOARD/FLOOR: _There were no further questions on the Manager's report.

OLD BUSINESS:

-BUDGET DISCUSSION FOR 2024: A work session for the Board of Managers is scheduled for Thursday, October 5th. We now have end of August numbers for the year to date. We have been anticipating an increase in HOA, based on declaration of ownership at 1% and 1.5%, at a \$40 increase for one-bedroom and \$60 on two-bedroom units. This will leave us in good shape on the operating budget. We have been short on the capital budget for several years and will be around \$35,000 short of meeting all goals for capital projects. This means we will either be spending from existing reserves or trying to save everywhere we can and only do what we can afford to do. Not every time on capital list has been done each year and will remain such with increase. We will prioritize where we can, save what we can, and get as close as we can to a balanced budget. The 2024 Budget, with an HOA increase, will be presented at the October meeting with a vote at the November meeting. The information will go out with the December mailing with a copy of the budget. Once it has been presented and available to vote on it will be available at the office.

-EXERCISE ROOM DONATIONS - The procedure for donations was clarified and updated in the Rules and Regulations and is now in place. A motion to accept a donation of floor matting from K. Alonge was made by Colleen and seconded by Dave. The motion carried 5-0. A motion to accept a donation of Kettlebells from D. Rowe was made by Kimberly. Dave questioned the motion and asked if there was any reason why each piece of equipment was going separately instead of all together. He asked if this was discussed enough as a Board and if we could table it or talk more about it. The decision was made to continue the motion by Kimberly to accept the Kettlebells; it was seconded by Colleen. The motion carried 5-0. A motion was made by Kimberly to accept the donation from D. Rowe of a Punching Bag. It was seconded by Colleen. The motion carried 5-0. Lee noted it was made safer now as the weights in question were placed more safely. A motion was made by Dave to accept from D. Rowe a Tilt Table. The motion was seconded by Kimberly. Nanette asked for discussion of the motion and noted from a medical standpoint, there is no help if someone gets on it and gets into trouble. Colleen added she called gyms in her area to confirm the equipment is not in use at any gyms she contacted and noted they would not have this piece of equipment at their facilities. Dave stated based on the sign-in book, there are at least two or three residents that do use the table and they have all been tried on how to use it. He also noted our insurance on the equipment, if someone gets injured, covers all equipment in the room. He noted it is the same coverage if someone gets injured walking on the treadmill or table. The motion failed 3-2. Mr. Rowe will be asked to remove the Tilt Table from the Exercise room.

-COMMENTS FROM BOARD/FLOOR: No comments

NEW BUSINESS/CORRESPONDENCE:

-REQUEST FOR NEW ROAD SIDE DOOR STECHER #501: The request included an approved door for replacement. A motion was made by Kimberly and seconded by Dave to approve the request. The motion carried 5-0.

-REQUEST FOR TEMPORARY LAKESIDE ENCLOSURE SIST #1003: Information presented was for a canvas enclosure with door, window, etc. to keep cold weather out. There was a similar one approved in the past. Lee noted though this request does not meet the section in the Rules and Regulations, because it is a temporary enclosure it will be fine. A motion to approve was made by Dave and seconded by Nanette. The motion carried 4-0.

-REQUEST FOR LAKESIDE ENCLOSURE TOPER #1308: The request included drawings and approved contractor information. A motion was made by Colleen and seconded by Nanette to approve the request. The motion carried 4-0.

REQUEST FOR LAKESIDE ENCLOSURE/ROADSIDE DOOR/ROADSIDE WINDOWS STEWART

-BEACH #1001: The request included drawings and approved contractor information. A request for a dryer vent Roadside was also included which is consistent with other units. A motion to approve the requests was made by Colleen and seconded by Nanette. The motion carried 4-0.

REQUEST FOR ROADSIDE AIR CONDITIONING VENT LUCE #1203: The information presented was for an Air Conditioning vent that will use a dryer vent consistent with other units. The owner also presented a request for approval for Roadside windows, consistent with other approved windows within the Community. A motion to approve the request was made by Dave and seconded by Nanette. The motion carried 4-0.

REQUEST FOR LAKESIDE WINDOWS GOLIBERSUCH #310: The information presented included window replacement consistent with other windows within the Community. A motion to approve the request was made by Colleen and seconded by Nanette. The motion carried 4-0.

-COMMENTS FROM BOARD/FLOOR: Lee noted we appreciate those who improve the conditions of the buildings as it helps all of us. The reasons for request from the board is for consistency and to confirm properly insured installers are being used.

REQUEST TO USE POOL BUILDING BREADS #305/ROWE #1007/CHRISTINA #1105: A request to use the Pool Building (not pool) and Fire Pit area on July 13, 2024 from 6-11pm for purposes of a 50th Class Reunion. Colleen asked for more information with questions regarding alcohol and how that affects us if someone falls and gets hurt. Lee noted the request is the same as with the lounge which is used for family gatherings, for example. There was a concern with the Pool/fire pit area closing at 10pm and the party going until 11pm. Nanette noted the noise would need to stop at 11 pm as per the Rules and Regulations. A motion to table until more information was obtained was made by Colleen. B. Breads presented more information as: the event will be attended from 6-10pm and the request until 11pm is for cleaning up. But they can come the next day to clean up if everything has to stop at 10pm. They do not have an exact number of guests. They will serve coffee, tea, lemonade, and a potluck style buffet. No alcohol will be provided, it is BYOB. There will be owners present to monitor the situation. They are looking to have people park at west end parking and shuttle over to the Pool House so as to not take parking spots in the parking lot used by owners. Spouses will make sure there is ample parking by the pool house and to observe safe speed limits. Colleen asked if we are covered from an insurance standpoint. Lee noted as long as residents are there it should be fine. Colleen noted to the requestors to make sure they turn on the grills before the event to make sure they have gas and that the grill needs to stay in the firepit area and should not be moved to the pool deck. A motion to approve the quest to use the Pool House and Fire Pit area on July 13, 2024 was made by Colleen and seconded by Nanette. The motion carried 4-0.

-COMMENTS FROM THE BOARD/FLOOR: No comments.

OPEN FORUM FOR GUESTS:

-B. HORN #509: Made note the water tank in 508 has been replaced. He suggested owners have shut offs installed on both sides in case of a problem. In addition, the plumber resealed the toilet after pulling it to put in the tank, to curb leaks. Lee reminded owners to coordinate with Rick when the plumber is coming in case water needs to be shut off to the building.

-C. MCCARTHY #404: Asked the entire community to remember Board members are volunteers not employees. There are ways of addressing things and to notify Rick with problems, issues, or if you don't like something. Remember, your home is your home. If you have a toilet leaking, it is your issue, and should not be brought to a Board member's door. Please try to remember we live here and these are our homes, we are not employees. The Association has hired employees to take care of things. Please direct issues to Rick politely. Lee noted it was a shame to have to bring this up, but it does happen all the time. Many of those people that do that have never been at a meeting. If you have good ideas, run for the board. Rick added that residents should not bother the employees with issues as they have their own assigned tasks. It becomes difficult for them to have someone start talking to them when they are in the middle of their jobs. If you have a problem, see him at the Office, call, or send an email. Nannette added it is frustrating as a Board member when we hear complaints because we didn't have a lot of people running for the Board. If some groups are unhappy with the decisions it is a good time to talk with people to run for the Board. Others must run for Board if the majority feels we aren't doing a good job. Colleen noted she doesn't think people don't think we aren't doing a good job over big decisions, but banging on Board members' doors about little things should not be done.

-B. HORN #509- Asked what the HOA increase will be. Lee replied we still have another work session to finalize the numbers, but we are planning on an increase of \$40 for a one-bedroom and \$60 for two-bedroom. The information will be presented at the October meeting and voted on at the November meeting.

EXECUTIVE SESSION: An Executive Session was held; no action was taken at the Executive Session.

NEXT MEETING: October 28, 2023, 11am EST via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Colleen. The motion carried in favor 5-0. The meeting adjourned at 11:54am

Respectfully submitted,
Kimberly A. Alonge, Secretary