

EDGEWATER CONDOMINIUM ASSOCIATION

BOARD MEETING HIGHLIGHTS January 25th 2025

MANAGER'S REPORT PRESENTED BY D. Gayley for R Clawson

400 Building Roof Replacement

seconded by Charlie. The motion carried in favor by 4-0, without further discussion.

MANAGER'S REPORT PRESENTED BY D. Gayley for R Clawson

400 Building Roof Replacement

Dave stated that the requests for bid on the replacement roof for building 400 have been sent out.

T. Krzeminski #404 asked about the roof repair proposals. Dave was unsure of the recipients of these proposals. He stated that R Clawson had the list. Nanette stated that the contractor that did the installation on the 1200 building was one of the bidders and did a good job. Kimberly stated that she agreed with the statement by Nanette. Dave stated that everything that was detailed in the proposal for the 1200 building work was duplicated in these proposals.

Snow Removal

Dave stated that our maintenance personnel have been working diligently to keep the roads, sidewalks clear and passable for the residence.

Pool Window Installation

Dave stated that this work is complete.

New Laundry Equipment in the office building laundry

Dave stated that the new washing machine is installed. The new dryer is also on site and will be installed after the dryer vent is cleaned out.

Nanette asked a question as to the status of the roof problem on building 400. Dave stated that a temporary fix has been installed by the contractor (Miller). Nanette asked if the temporary fix has stopped the leak. Dave stated that, to his knowledge, the leak had been stopped.

Kimberly stated that over the last couple of months, good progress has been made here at Edgewater. The pool building windows look great, the extra washer and dryer project is complete. The roof problem on building 400 are moving forward. Charlie stated that the maintenance guys are doing a great job on snow removal. Dave stated that several residences have also helped as well.

COMMITTEE REPORTS:

No committee reports were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS/CORRESPONDENCE.

Dave requested that the Board have a workshop in February. The Board members thought that this was a good idea. Nanette made a request that anyone who had some new ideas for the Board could bring them forward in the new year. Greg stated that under new business that Rick had received a notification from J Beach (Condo unit 1006) that renovation work was to be started in this unit. The work was to be performed by Straton contractors. The work identified was new flooring, new kitchen cabinet work and remodeling the kitchen size. Greg stated that for the Boards information, any sub floor work required was the responsibility of the ECA. Nanette made a motion to have the Board contact the residents and notify them of our requirement to verify the subfloor work. Greg seconded the motion. The motion passed 5-0 without discussion.

OPEN FORUM FOR GUESTS:

Mail Box leakage problems

The Resident from Condo 404 (McCarthy) asked a question on the Board's consideration of the leaking mail boxes which had been brought up last month. The Board members had a general discussion of the problem with moving the boxes, building a shelter over the unit, and adding weather stripping to the access doors as possible corrections. The Board decided that the problem should be discussed further and added to the next meeting agenda.

NEXT MEETING: February 22nd at 11:00 by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Kimberly and seconded by Nanette the motion carried in favor 5-0., without further discussion. The meeting adjourned at 11:21pm.

Respectfully submitted,

Charles Sist

Secretary