

Edgewater Condominium Association

Board of Managers' Meeting 2/22/25

CALLED TO ORDER BY: David Gayley at 11:00 AM

MEMBERS PRESENT: David Gayley, President Kimberly Alonge, 1st Vice President, Gregory Smith, 2nd Vice President, Nanette Bartkowiak, Treasurer, Charles Sist, Secretary, Richard Clawson Manager

Attendees:

Gayley#1103
Robertson#1003
Davies #702
Smith#402
Krzeminski #403
Horn #509
Jones#1102
Laird #406

OPEN FORUM FOR GUESTS

No comments made at this time

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Lake Shore Checking Account	\$ 152,487.92
Lake Shore Reserve Account	\$ <u>52,827.22</u>
Total Checking/Savings	\$ 205,315.14

Accounts Receivable		\$10,349.21
Current estimated net income/loss		\$ 12,317.07
Capital Project Expenses.....		\$ 0.00
Delinquency: HOA >90 days		\$ 1,934.39

Dave asked for a motion to accept the Treasurer's report Kimberly made a motion and Charlie seconded the motion. The motion carried 5-0 without discussion

SECRETARY'S REPORT PREPARED BY CHARLES SIST: A motion to approve the Secretary's report of meeting minutes from January 2025 was made by Kimberly and seconded by Charlie. The motion carried in favor by 5-0, without further discussion.

MANAGER'S REPORT PRESENTED BY R Clawson

Snow Removal

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

Unit check will start again on Monday February 23rd to stay ahead of any freezing that may occur. Kimberly gave a "Shout-Out" to the maintenance staff. She hoped that the residence appreciated all their hard work and thanked Rick for his early morning plowing efforts for the people who must leave the property early for work.

COMMITTEE REPORTS:

No committee reports were discussed at this time.

OLD BUSINESS:

No old business was discussed at this time.

NEW BUSINESS/CORRESPONDENCE.

Dave stated that the build out on the lake side patio of unit 405 was up for a vote of approval by the Board. Nanette had a question on the location of the exterior of the build-out. She wanted assurance that the finished exterior was back a few inches and not jutting out passed the existing concrete patio floor. Greg stated that the new enclosure wall should not exceed the existing concrete. Rick assured the Board that this will not the case based on the drawings submitted by the unit owner. Charlie state that the Rules and Regulations defines this requirement.

Nanette made a motion to accept the request by the owner of unit 405 to enclose the unit patio area. Kimberly seconded the motion. The Board passed the motion 5-0 without further discussion.

OPEN FORUM FOR GUESTS:

A resident (Laird #406) asked for assurance that the roof repair/replacement and the patio enclosure would not be conflicting efforts. Rick stated that the enclosure would be finished long before the roof construction activities would take place. The board has not, yet received any responses from any of the bidders.

NEXT MEETING: March 29th at 11:00 by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Dave and seconded by Kimberly. The motion carried in favor 5-0., without further discussion. The meeting adjourned at 11:12pm.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,

Charles Sist

Secretary