

Edgewater Condominium Association

Board of Managers' Meeting 5/31/2025

CALLED TO ORDER BY: David Gayley at 11:02 AM

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

Attendees:

Gayley #1103
Robertson #1003
McCarthy #409
Krzeminski #403
Jones #1102
Laird #406
Johnson #1301
Baird #908
Woods #1306
Gollnitz #1002
Johnson #1301
Jones #1102
Davis #309
Mack #407
Wood #902

OPEN FORUM FOR GUESTS:

No scheduled comments were scheduled at this time.

TREASURER'S REPORT PREPARED BY N. Bartkowiak:

The following report covers the period from March 1 to April 30, 2025.

Lake Shore Checking Account	\$ 89,637.09
Lake Shore Reserve Account	\$ <u>72,038.11</u>
Total Checking/Savings	\$ 161,675.20

Accounts Receivable	\$12,799.21
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Current estimated net income/loss	\$ 25,604.32
Paid to Roof Max for building 1100	\$ 6,650.00
Delinquency: HOA >90 days	\$ 2,175.26

Dave asked for a motion to accept the Treasurer's report. Greg made a motion and Kimberly 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 April 2025 was made by Dave and seconded by Charlie. The motion carried in favor by 5-0, without discussion.

MANAGER'S REPORT PRESENTED BY R. Clawson

Radar Sign Installation

Rick stated that the unit was installed and noted that there has been a marked improvement in compliance to the 10-mph speed limit.

New Pool Access Fobs/ New Tags for motor vehicles, bicycles, kayaks etc.

The new pool building access key fobs are now active and will require residents to come into the office and pick them up. The new system makes it a lot easier to account for who uses the pool and who owns the cars, bicycles, kayaks, boat, motorcycle. The new auto tags have two styles, one has "Edgewater" and the other "ECA" due to some folks not wanting to identify where they reside.

Painting of the Residences

Rick stated that Harry, one of our maintenance staff will spend most of his work schedule painting the road side of the residences. He has started the pool building and will start on 500 building which is in the worst shape.

Project Upcoming

On June 9th Rizzo Excavating is scheduled to start the new walking path and office parking lot weather permitting. A proposal for work on leaking upper open balconies has been sent out for bid. The work will be accomplished on condo 408 and 1107. We (ECA) have had this problem in other upper units with open balconies. The maintenance folks are cutting the grass on the outside of the lake side fence using proper safety equipment.

Committee Reports

OLD BUSINESS:

Dave stated that the Annual Election for Managers will be June 8th at 4:00 PM. The counting committee has been selected. Please, everyone submit your ballots so we can have a quorum and a successful election. Nanette asked what was the deadline for submitting ballots. Rick stated they are acceptable up the election time on the 8th However if submitted by mail it will be Saturday the 7th of June.

NEW BUSINESS/CORRESPONDENCE.

Modification requests by the owners of Condo 1007 and 908

Dave asked Rick if all the documentation and engineering drawing had been submitted and reviewed. Rick stated that the approvals had been accepted. Dave then asked for a vote to approve the request to change the flooring material and modify the structure in unit 1007. Rick added that a building permit will be required prior to start of work. Charlie made a motion to accept the request for the modification to Condo 1007. Greg seconded the motion. The motion passed 4-0 with one abstention by Kimberly since she had not reviewed the submitted information.

Dave requested a vote to accept the flooring requests submitted to the Board in condo 908. Rick stated that this information had been submitted and approved and forwarded to the Board. Charlie made a motion to accept the request for the modification to Condo 908. Nanette seconded the motion. The motion passed 4-0 with one abstention.

A request to plant pussy willow plants by the pool house made by the resident of condo 1102. Dave made a motion to accept the gift of the plants. The motion was accepted by the board with a vote of 5-0 without further discussion.

OPEN FORUM FOR GUESTS:

M. Gollnitz asked to have a meeting to discuss uses for the proceeds of the 2024 garage sale. She requested that anyone interested, please contact her or A. Jones. She also announced that the village of Westfield will accept requests for free trees. An application to the village is required. Various types of trees such as Oak, Maple, Hickory, and some flowering types are available. She stated that she had received three applications already. The Village works on a first-come, first serve basis. She stated that the applications must be submitted by June 30th. She also announced that an Amish Dinner has been planned by her. Anyone interested in attending, please contact her as seating is limited. The date for this event is June 19th at 5:00 PM.

The owner of condo number 404 requested a status of the correction to the mail box of her unit. Rick had identified an item in the April newsletter showing how this ramp keeps the mail off the bottom of the box. This ramp had been offered to anyone having problems and he will install one in the mail box. A Request for a roof replacement status on building 400 was also made. Charlie stated the he and Rick met with the contractor doing the roof replacement of building 400. The start date had not been finalized but the project was being followed closely. Any new status will be reported as it becomes available. A general conversation on shingle type, drip edge and ice and water shield was had with the owner. Charlie and Rick will follow up on these questions as to the shingle manufacturer and water shield type. Charlie is planning to personally follow this job to completion.

Charlie stated that he had been contacted by B. Mack in condo 409. Mr. Mack was having trouble with possible squirrel or rodents in the crawl space above his unit. He wondered what could be done to correct this problem. The Board discussed this situation as there is a possibility that the chimney chaises are the entry points. Removal of these chimney openings in the roof might be able to correct this problem. Dave stated that a professional exterminator will be contracted to look at this problem to see what can be done. Rick stated that he will get traps put around the building as well. Rick stated that the arborist will be checking the trees adjacent to the units and if no limbs are interfering with the structures, they will be left as is.

NEXT MEETING: June 28th at 11:00 AM by Zoom

ADJOURNMENT: A motion to adjourn the meeting was made by Dave and seconded by Charlie. The motion carried in favor 5-0., without further discussion. The meeting adjourned at 11:31AM.

EXECUTIVE SESSION: No executive session was held after the meeting.

Respectfully submitted,

Charles Sist
Secretary