

Edgewater Condominium Association

Board of Managers' Meeting -June 28, 2025

CALLED TO ORDER BY: David Gayley, President, 11:01 am EST

MEMBERS PRESENT: David Gayley, President * Greg Smith, 1st Vice President * Charlie Sist, 2nd Vice President * Nanette Bartkowiak, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager

GUESTS PRESENT: D. Christina #1105, Lori Davies (#707), Marjorie Davis #309, M. Gollnitz #1002, A.&J. Jones #1102, Suzanne Krzeminski #403, Don Laird #406, Bob Mack #407, Colleen McCarthy #404, , Pat Smith (#402.

TREASURER'S REPORT PREPARED BY NANETTE BARTKOWIAK:

Financials as of May 31, 2025 are as follows: Savings/Reserves \$60, 037.84 * Checking \$98, 434.90 * Total Cash Assets \$158,472.24 * Accounts Receivable \$15,432.21 * Net Income \$ * Capital Project expenses are \$67,589.55 total and broken down as: \$51,900.00 for roof replacement, \$3,950.00 for the garden water line, and \$2,177 for fireproof file cabinets. HOA fees greater than 90 days are \$4,170.39. Some of the arrears has come in for June but not in time for the May report received and we are working with others to get caught up. A motion to approve the Treasurer's report was made by Greg and seconded by Colleen. The motion carried 5-0, without further discussion.

SECRETARY'S REPORT PREPARED BY CHARLES SIST: A motion to approve the Secretary's report of meeting minutes from May 31, 2025 was made by Kimberly and seconded by Greg. The motion carried in favor by 5-0, without further discussion.

MANAGER'S-NEW FOBS/VEHICLE & BIKE TAGS: People have come in to get new Fobs and Tags with just a few left to get theirs.

-BUILDING PAINTING: Harry has completed painting of the 500, 800, and 900 buildings . He will be moving on to other buildings as he can.

REPORT PREPARED BY RICK CLAWSON

-OFFICE PARKING LOT: The Office parking lot has been milled and rolled thus a huge improvement. The Route 5 Walking Path is complete with milling and looks great. There will be some ground work completed next week to fill in holes left behind.

BOARD COMMENT: Dave noted for information purposes, that as Harry is painting with different shades of color for some buildings. Though we won't get 100% agreement on each building color, the Board welcomes feedback on the new colors.

-TREE TRIMMING: Mathews Tree Service did extensive trimming and some tree removal on Friday, well into the late evening to finish up. Some dead pines were removed along the entrance road and the "Enchanted Forest" areas.

BOARD COMMENT: Charlie commented that Rizzo did a great job putting in the Route 5 walk way in just one day and they too worked until late in the evening. Good job! Very impressive and some have already been seen walking on the path.

COMMITTEE REPORTS:

-REC & SOCIAL FROM MARILYN GOLLNITZ and AVERY JONES: Rick reported there is now a Debit card for the Rec & Social purchases. Avery reported a bench will be purchased for the walking path. It will be cemented in to prevent theft. Marilyn reported the Rec & Social committee, with funds from last year's Annual Lawn Sale, will be purchasing a flat top griddle to use by the pool building. Once installed, the Rec & Social Committee will be hosting a hot dog cookout for all. Avery reported Aquasize has started and is held every Monday and Wednesday

COMMITTEE REPORTS: (*continued Rec & Social*): beginning at 10:30 am (weather permitting). This is held in the shallow end and is designed to go at your own pace and you can participate even if you do not know how to swim. Contact Avery Jones or Pat Smith for more information.

LANDSCAPING COMMITTEE FROM NANETTE: Nanette thanked all that have been out working in the gardens and complemented how nice they look. She noted there are a few community gardens that still could use some help if anyone is interested. There are a lot of new people here and we can always use help; reach out to Nanette if interested. Nanette also reported the Board received correspondence from Pat Smith who wanted us to know everyone is greatly enjoying the new water line to the community garden. A long hose and reel was purchased and the new soil is improving things. It is a great growing season so far and there is still time and space available if anyone was thinking of planting this year. Reach out to Pat Smith for more information.

OLD BUSINESS:

-400 ROOF REPLACEMENT: Charlie reported the update from Stratton Services is money will be picked up on Monday followed by required permits obtained and materials purchased. There is progress and it is proving to be an interesting situation as we work through it.

NEW BUSINESS/CORRESPONDENCE:

-ALONGE (1004) ROADSIDE REPLACEMENT DOOR AND LAKESIDE PAVERS: A motion for the proposed replacement of the current front and screen doors is consistent with the approved replacements. The request for a 40" paver or installation of a composite 3-piece removable decking material, over gravel, for the purposes of drainage was made by Dave and seconded by Greg. The motion carried 5-0 without further discussion.

BOARD COMMENT: Nanette reminded everyone all flooring projects not only need Board approval, but that Charlie and Greg will be involved to inspect the flooring. The purpose is to look for possible repairs. In addition, Charlie noted, the Board needs the required documentation for underlayment and sound proofing materials before installation is done.

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

#404 (C. McCarthy): Colleen thanked the Board for the update on the 400 building roof. She asked when work will start. Charlie reported there is not a definite date as of the date/time of this meeting. Colleen asked for the preferred method of communication with the Board to which the answer was email is preferred. Greg commented when we have anything new to report, she will be notified of such, but if there is nothing to report, there is nothing to send out. It was also suggested to update email addresses to make sure the communication from the Board is being received at the correct email address.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, July 26th at 11:00am EST via Zoon.

ADJOURNMENT: A motion to adjourn the meeting was made by Greg and seconded by Nanette. The motion carried in favor 5-0. The meeting adjourned at 11:19 am.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,
Kimberly A. Alonge,
Kimberly A. Alonge, Secretary