

Edgewater Condominium Association

Board of Managers' Meeting -August 30, 2025

CALLED TO ORDER BY: David Gayley, President, 11:02 am EST

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

GUESTS PRESENT: T. Ballard (#611), N. Bartkowiak (#502), J. Beach (#1006), L. Beach (#1001), B. Breads (#305), M. Breads (#305), D. Christina (#1105), L. Davies (#707), D. Gayley (#1103), M. Gollnitz (#1002), D. Johnson (#1301), A.&J. Jones (#1102), S. Krzeminski (#403), T. Krzeminski (#403), D. Laird (#406), C. McCarthy (#404), L. Nathanson (#902), D. Sist (#1003), P. Smith (#402).

TREASURER'S REPORT PREPARED & READ BY C. SIST:

Financials as of July 31, 2025 are as follows: Savings/Reserves \$59,990.08* Checking \$86,779.19 * Total Cash Assets \$146,769.27 * Accounts Receivable \$16,108.85 * Capital Project total expenses are \$71,061.85 and are broken down as follows: Fireproof Cabinets \$2,177.67 (Complete), Pool Building Repairs/Generator \$9,561.88, Entrance Road Paving \$4,970.00, Roof Replacement Bldg. 400 & amp; 1100 \$50,402.30, Garden Water line \$3,950.00 (Complete). HOA fees greater than 90 days are \$5,938.39. NOTE REGARDING HOA'S GREATER THAN 90 DAYS- Two of these accounts are extreme resulting in liens filed against one and will file a lean this week on the second. A motion to approve the Treasurer's report was made by Greg and seconded by Kimberly. The motion carried in favor 4-0, without further discussion.

SECRETARY'S REPORT PREPARED BY K. ALONGE: A motion to approve the Secretary's report of meeting minutes from June 30, 2025 was made by Charlie and seconded by Greg. The motion carried in favor by 4-0, without further discussion.

MANAGER'S REPORT PREPARED & PRESENTED BY R. CLAWSON:

-600 BUILDING LAKESIDE GUTTER REPLACEMENT: Has been placed on contractor schedule. The gutter contractor did not want to look at the gutter replacements for the 400 building until the roof was complete and then we can be put on the contractor schedule within the next few weeks.

-BUILDING PAINTING: All buildings, except the 400, have been painted.

-BENCH INSTALLATION: Will be done next week.

-GRAPE SPRAYING: The Grape Spray Warning Flag has been installed and is ready when we are notified. It is located in the Northeast corner of the dumpster area. When we are notified, there will be a yellow flag flown.

-BRIDGE REPAIR & NEW BRIDGE: Repairs to the bridge behind the 1200 building has been completed and the bridge is now safe to cross. In addition, a new bridge is being constructed off Route 5 near the Creek area.

-TRANSFORMER INSTALLATION: The electric department has received one transformer and plans will be put together next week for installation. The 1300 transformer station will be first as that transformer only feeds the 1300 building and will not impact the rest of the Community.

-NEW POOL DOORS: The three new pool doors budgeted for will be installed this year. Rick has received two bids and has been in contact with a third contractor and once his bid is in, the board can act on selecting one to complete the installation of the doors.

-RAILING REPLACEMENTS: All the composite railings and staircases throughout the community are in need of replacement with metal railings. The 300 building railing will be the first to be replaced. The 300, 400, 1000, and 1100 buildings need railings and staircases. The 500, 600, 700, 800, 900 and 1300 buildings need staircase railings replaced. The 1200 building is the only one completed. Two proposals have been received, and we are waiting for the third contractor's proposal.

COMMITTEE REPORTS:

- REC/SOCIAL COMMITTEE: Marilyn reported the flat top grill has been installed, but they haven't decided when to try out. Avery, Pat, and Marilyn will soon decide on a time for the afternoon cookout. The Winey Wednesday start time has changed to 6pm going forward. Avery stated Aquasize is over for the summer and thanked everyone for coming. She also thanked John for keeping the pool clean. Dave noted the Maintenance crew did a great job all summer.

OLD BUSINESS:

-400 BUILDING ROOF REPLACEMENT: Rick reported the contractors hired for the 400 building repair will be here Thursday, September 4 and will be completed in 2 days.

NEW BUSINESS/CORRESPONDENCE:

-SPECIAL ELECTION: The Special Election will take place on September 11 at 7 pm via Zoom. The ballots were mailed and hand delivered August 28. On September 11, the Board will convene in the office and both candidates are invited to attend if they desire.

-LETTER FROM VICTOR MERLO (306): Dave read and responded to a letter from Mr. Merlo as follows:

“This is Victor Merlo from unit 306. I would like to say how much I enjoy having a unit at Edgewater. I had a few questions for the upcoming meeting. I understand how hard it is to address all the issues with a limited budget.

- How are projects chosen? Do owners have an input on what projects are chosen? Projects are selected which, we feel, benefit the entire community. **The Board's response: We are currently working on the 2026 budget and five-year plan. First and foremost is the safety of all. Owners are always welcome to make suggestions.**

- All the 2nd floor decks have been rebuilt using the same material that doesn't seem to be UV resistant. Could a higher quality material save money in the long term? **The Board's response: Deck replacement is in the five-year plan. We are aware that the materials used in these are deteriorating. They were built roughly 18 years ago and new decking would be of a solid composite material, with thicker fascia to prevent warpage. Again, this is part of a five-year plan because estimated costs per deck is between \$40 and \$50 thousand dollars. Railing replacement will increase the cost by an additional \$20,000. We are also looking at roof replacements in the near future. All of these projects are important and, without an assessment, will be spread out over several years. (for reference, when the decks and stairways were installed, an assessment of over \$2,000 per unit was needed. The project cost was well over \$500,000).**

- The pool is looking a little sad. Tile is falling off, concrete is sinking. Tile coping is hanging on by a thread. Are there any plans to tackle this? **The Board's response: We are aware that the tile is missing in places and plans have been made to replace them when we close and drain the pool. We inspected the concrete and coping and found that concrete, although cracked, is still safe and usable and can be placed on the five-year plan for restoration. The pool coping is solid, however it needs some mortar and caulking. We will continue to monitor closely for any issues that may arise. Thank you for your time, Victor Merlo”**

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

No comments.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, September 27 at 11:00am EST via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Charlie and seconded by Greg. The motion carried in favor 4-0. The meeting adjourned at 11:18 am.

EXECUTIVE SESSION: An Executive Session was not held.

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary