

Edgewater Condominium Association

Board of Managers' Meeting -September 27, 2025

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

MEMBERS PRESENT: David Gayley, President * Greg Smith, 1st Vice President * Tom Krzeminski, 2nd Vice President * Charlie Sist, Treasurer * Kimberly Alonge, Secretary * Absent: Rick Clawson, Manger.

GUESTS PRESENT: R. Correll (#801), L. Davies (#707), D. Gayley (#1103), M. Gollnitz (#1002), D. Johnson (#1301), A. & J. Jones (#1102), S. Krzeminski (#403), D. Laird (#406), C. McCarthy (#404), P. Smith (#402).

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

Financials as of August 31, 2025 are as follows: Savings/Reserves \$103,428.47 * Checking \$51,955.11 * Total Checking/Savings: \$156,383.58 * Accounts Receivable \$17,156.14 * 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 (Complete), Garden Water line \$3,950.00 (Complete). HOA fees greater than 90 days are \$6,056.26. We are working to get the delinquent accounts paid as soon as possible. A motion to approve the Treasurer's report was made by Greg and seconded by Tom. The motion carried in favor 5-0, without further discussion.

SECRETARY'S REPORT PREPARED BY K. ALONGE: A motion to approve the Secretary's report of meeting minutes from August 31, 2025 was made by Dave and seconded by Charlie. The motion carried in favor by 5-0, without further discussion.

MANAGER'S REPORT PREPARED BY R. CLAWSON & READ BY G. SMITH:

-400 BUILDING LAKESIDE GUTTER REPLACEMENT: We are waiting for the contractor to schedule the work. Greg noted it will be the same procedure as what was completed with the 600 building; it is not a big job and can fit in between larger jobs.

-BENCH INSTALLATION: This is complete and it looks good along the walking path and pond area.

-POOL CLOSING: The pool will be partially drained next week and the missing tile replaced. A new leaf cover will be installed. The furniture will be left out until the weather turns too cold.

-BUILDING PAINTING: All buildings have been painted.

-TRANSFORMER INSTALLATION: There is a meeting with the Village Electric Department and Simpson Electric to plan for replacement. The area will be cleared of brush and weeds to prepare for the installation. Power is estimated to be shut off approximately 1 hour to clean out weeds. They will come back to assess the situation after and proceed with scheduling.

COMMITTEE REPORTS:

- REC/SOCIAL COMMITTEE: Marilyn would like to schedule a date to test out the new grill before the snow flies, but there is not a propane tank as of yet. Dave stated he will follow up with Rick regarding a propane tank for the grill. Dave thanked Marilyn and Avery for their efforts in getting the grill and bench set for the Community

OLD BUSINESS:

N/A

NEW BUSINESS/CORRESPONDENCE:

-POOL DOOR REPLACEMENT: Two bids were received as the third bidder withdrew. They are as follows: Stratton Services-\$8,802 and Brandel Services-\$12,985. A motion was made by Kimberly and seconded by Greg to approve Stratton Services to replace the pool doors, without discussion

-300 BUILDING RAILING/STAIRWAY REPLACEMENT: Two bids were received as the third bidder withdrew. They are as follows: Stratton Services-\$19,806 and Brandel Services-\$68,977 (they will not do just the railings and bid the entire deck replacement). A motion was made by Charlie and seconded by Kimberly to approve Stratton Services to replace the 300 Building Railing/Stairway. In discussion, it was noted the railings will be metal. In addition, this is not an inexpensive project and we have several to replace as safety is our priority.

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-John Jones asked what doors in the pool building are being replaced. The answer was the double doors, front door, and the bathroom doors

-Colleen McCarthy inquired when the gutter for the 400 building would be complete. Dave responded we do not have a specific date but they will as soon as possible. Colleen asked if she could ask a second question. She asked: Why did we use the same bidder from the original project that the bidder did not complete. What was the process for getting the bids for the gutters and why did this project not move along quicker than it has. Dave responded he will ask Rick to get in touch with her to answer her questions.

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 Kimberly and seconded by Charlie. The motion carried in favor 5-0. The meeting adjourned at 11:17 am.

EXECUTIVE SESSION: An Executive Session was held after the Monthly meeting where no action was taken.

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