

Edgewater Condominium Association

Board of Managers' Meeting -October 25, 2025

CALLED TO ORDER BY: David Gayley, President, 11:00 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, Manager.

GUESTS PRESENT: L. Beach (#1001), L. Davies (#707), D. Gayley (#1103), M. Gollnitz (#1002), A.&J. Jones (#1102), D. Laird (#406), L. Nathanson (#902)

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

Financials as of September 30, 2025 are as follows: Savings/Reserves \$29,044.34* Checking \$95,645.03 * Total Checking/Savings: \$124,689.37* Accounts Receivable \$17,271.21 * 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 \$6,674.39. We are working to get the delinquent accounts paid as soon as possible. Two property owners have been notified of arrears and that we are proceeding with our lawyer issuing liens against their property. 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 September 30, 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 D. GAYLEY:

-400 BUILDING LAKESIDE GUTTER REPLACEMENT: This project is now 100% complete. Additional downspout drainage was added this past week as well as gutters. After the wind this past week, Rick checked and the downspout drainage and gutters are doing their jobs.

-LEAF PICKUP: We are continuing leaf pickup and as we begin preparing for winter.

-1300 BUILDING TRANSFORMER INSTALLATION: This has been delayed due to inclement weather and will be done this week coming up, weather permitting.

COMMITTEE REPORTS:

- REC/SOCIAL COMMITTEE: Marilyn noted they decided due to weather and time frame, no hot dog cookout to try the new grill. This is on hold until Spring.

OLD BUSINESS:

N/A

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NEW BUSINESS/CORRESPONDENCE:

-POOL DOOR REPLACEMENT: We are still waiting on materials.

-300 BUILDING RAILING/STAIRWAY REPLACEMENT: We are still waiting on materials.

-SPECIAL ELECTION: December 6, 7:00pm via ZOOM.

-2026 BUDGET DISCUSSION: The operating budget remains basically unchanged and there will be no maintenance fee increase in 2026. The proposed capital projects address the safety concerns for the railings and decks. We are facing upcoming roof replacement and are using the Roof Max system to extend roof life wherever it is possible. This will also buy us time before needing to replace roofs. Deck replacement is also a priority and we are trying to work within our means so no special assessment will be called for.

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

A.Jones (#1102) inquired about the Special Election time. The Agenda stated 11:00am and 7:00pm was stated during the Manager's report. Dave confirmed the election time is 7:00pm.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, November 29th 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 11:10 am.

EXECUTIVE SESSION: No Executive Session was held.

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary