

Edgewater Condominium Association

Board of Managers' Meeting -November 29, 2025

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

MEMBERS PRESENT: David Gayley, President * Tom Krzeminski, 1st Vice President * Charlie Sist, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager.

GUESTS PRESENT: L. Davies (#707), T. Elson (#1104), D. Gayley (#1103), M. Gollnitz (#1002), S. Krzeminski (#403), D. Laird (#406), L. Nathanson (#902)

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

Financials as of October 31, 2025 are as follows: Savings/Reserves \$110,450.11 * Checking \$13,770.52 * Total Checking/Savings: \$124,220.63 * Accounts Receivable \$17,187.17 * Capital Project total expenses are \$5,357.00 and are broken down as follows: Gutters and Down Spouts: \$2,371.00 (Complete), Transformer Replacement: \$486.00 @ building 1300 (Complete), Building Drainage: \$2,500.00 (Complete) HOA fees greater than 90 days are \$7,258.39. Two accounts have been sent to the ECA lawyer for initiation of a property lien. One account has been sent a formal letter from the ECA Board. After conversation with counsel a resolution has been written to encourage those over 90 days in arrears to fulfill their obligation to the community by levying a \$100 charge for each month their account is delinquent. Dave made a motion and Kimberly seconded to adopt Resolution 2025-11-29. The motion carried in favor 4-0, without further discussion. A motion to approve the Treasurer's report was made by Dave 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 October 25, 2025 was made by Charlie and seconded by Kimberly. The motion carried in favor by 4-0, without further discussion.

MANAGER'S REPORT PREPARED BY R. CLAWSON:

- UNIT CHECKS:** Unit checks have begun and will continue monthly throughout the winter. Once below 20 they check even without an approval form.
- ANNUAL MAILING:** The annual mailing, which includes a copy of the 2026 budget, an updated directory, the Rules & Regulation and a payment coupon booklet will be mailed sometime next week.
- POOL DOOR REPLACEMENT:** The doors for the pool building have been delivered and will be installed before year end.
- 300 BUILDING RAILING/STAIRWAY REPLACEMENT:** We are waiting for materials. Some of the railing for the 300 building has been delivered but we are waiting on ADA compliant stairway parts. This will be installed as weather allows.
- FIRST SNOW:** Our first snow didn't amount to much but the guys did a great job clearing where needed and continuing to pick up leaves when they can.

COMMITTEE REPORTS:

- REC/SOCIAL COMMITTEE:** Marilyn noted nothing to report and they don't need to be on agenda until Spring. She also confirmed she, Avery Jones, and possibly Janet Green will count votes for the upcoming special election.

OLD BUSINESS:

-SPECIAL ELECTION, DECEMBER 6, 11:00AM VIA ZOOM: Dave noted ballots have been distributed and the election results will be tallied at the meeting. This is the only business that will be conducted at the December 6 meeting.

NEW BUSINESS/CORRESPONDENCE:

-ELSON REQUEST FOR ENCLOSURE REPLACEMENT: Dave reported Elson's (#1104) have submitted a request to update their lakeside enclosure. They have submitted all proper documents. Charlie made a motion to approve the enclosure and Kimberly seconded. The motion passed 4-0 with no discussion. Both Charlie and Kimberly noted how much the Board appreciated the detailed and complete plans sent for review prior to this meeting.

-2026 BUDGET DISCUSSION AND APPROVAL: Kimberly made a motion to approve the 2026 budget, Tom seconded. The motion passed 4-0 without discussion. Rick noted the basic/operating budget is essentially the same as last year with a few items moved around. Capital projects to be worked on this year in the 2026 budget were read by Charlie as follows: Transformer station replacement, Railing and stair replacement, 2 roofs from Roofmax, Exercise room windows with \$64, 500 budgeted. The good news is there will be no HOA increase for 2026. .

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-Charlie reported we had a "visitor through the backyard of the 1000 and 1100 building. It was a big grey coyote! Be on alert!

-Lori D. asked for clarification on the special election meeting time. Rick confirmed it starts at 11:00 am and he will send a link for the special meeting.

NEXT REGULAR MEETING: Due to the Christmas Holiday, we are moving the December meeting ahead one week. The next regular Monthly Board of Manager's Meeting will take place on Saturday, December 20th 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 4-0. The meeting adjourned at 11:14 am.

EXECUTIVE SESSION: Dave stated the Board needs to go into executive session to discuss possible litigation moving forward for HOA delinquency. Any action taken at the Executive Session will be reported in the minutes for the November 29, 2025 meeting.

The Board went into Executive Session at 11:15 am. The Board came out of Executive Session at 11:20 am. Dave requested a motion and second to move forward with the attorney's recommendation to place a lien on two units in arrears and pursue foreclosure on one unit. Charlie made and Tom seconded the motion to move forward with the attorney's recommendation to place a lien on two units in arrears and pursue foreclosure on one unit. The motion carried 4-0, without further discussion.

At 11:22 am, a motion was made by Charlie and seconded by Kimblery to adjourn.

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary