

Edgewater Condominium Association

Board of Managers' Meeting -December 20, 2025

CALLED TO ORDER BY: David Gayley, President, 11:03 am EST

Dave welcome Laura Stewart-Beach to the Board of Managers.

MEMBERS PRESENT: David Gayley, President * Tom Krzeminski, 1st Vice President * Laura Stewart-Beach, 2nd Vice President * Charlie Sist, Treasurer * Kimberly Alonge, Secretary * Absent: Rick Clawson, Manager.

GUESTS PRESENT: L. Davies (#707), J. Jones (#1102), D. Laird (#406), B. Mack (#407), M. Bagley (#1307), P. Smith (#402)

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

Financials as of November 30, 2025 are as follows: Savings/Reserves \$111,498.56* Checking \$18,442.67 * Total Checking/Savings: \$129,941.23* Accounts Receivable \$19,676.09 * Capital Project total expenses are \$53,057.00 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), The 2026 budget items will be added after January 1, 2026.

HOA fees greater than 90 days are \$6,333. 31. In the November 29,2025 meeting, the Board voted to move forward with legal proceedings for the two units identified at the last meeting. A motion to approve the Treasurer's report was made by Laura and seconded by Tom. 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 November 29, 2025 was made by Charlie and seconded by Laura. The motion carried in favor by 4-0, without further discussion.

MANAGER'S REPORT PREPARED BY R. CLAWSON & READ BY D. GAYLEY:

-UNIT CHECKS: Unit checks 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 was mailed.

-POOL DOOR REPLACEMENT: The doors for the pool building have been delivered and will be installed before year end.

-300 BUILDING RAILING/STAIRWAY REPLACEMENT: Due to the wind damage to the 2nd floor railing at the 400 building, the 300 building railing replacement will be moved to second priority.

-400 BUILDING RAILING/STAIRWAY REPLACEMENT: Due to 50mph winds, a panel of railing on the 2nd floor at the 400 building was blown over. Rick and the maintenance crew inspected the damage and were able to place it back and secure it until the total railing replacement can begin once the weather breaks. Dave noted this is one of the reasons why we put railings on the priority list in our capital projects. Our goal is to get all the buildings done within the next two years. It is advised that owners on the 2nd floor be mindful of railing conditions and advise Rick if anything seems unsafe.

COMMITTEE REPORTS:

-N/A

OLD BUSINESS:

-N/A

NEW BUSINESS/CORRESPONDENCE:

-N/A

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-D. Laird (#406) asked what area the wind damaged railing was from and if the piece of railing that blew over damaged any windows or buildings. Dave reported when Rick inspected the area he noted the wood, which is compressed wood inside over the vinyl, was rotted and caused it to break away due to the high winds. The new railings will all be aluminum. B. Mack (#407) confirmed it was between units 406 and 407 where the railing panel blew over and no damage was done. He also noted the crew did a great job repairing it and that it is now fine.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, January 31st at 11:00am EST via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Charlie and seconded by Laura. The motion carried in favor 4-0. The meeting adjourned at 11:13 am.

EXECUTIVE SESSION: No Executive Session was held.

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary