

Edgewater Condominium Association

Board of Managers' Meeting -January 31, 2026

CALLED TO ORDER BY: David Gayley, President, 11:00 am EST

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: Breads (#305), Davies (#707), Jones (#1102), Laird (#406), Mack (#407), Mapson (#1205), McCarthy (#404), Nathanson (#902)

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

Financials as of December 31, 2025 are as follows: Savings/Reserves \$95,235.38* Checking \$21,820.19 * Total Checking/Savings: \$117,055.57* Accounts Receivable \$20,348.34 * 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 \$9,700.31. The Board voted to move forward with the attorney's recommendation to place a lien on two units in arrears and pursue foreclosure on one unit. A motion to approve the Treasurer's report was made by Laura 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 December 20, 2025 was made by Charlie and seconded by Laura. The motion carried in favor by 5-0, without further discussion.

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

-UNIT CHECKS: Snow and extremely low temperatures continue and we will follow the resolution authorizing entry and checking of all unoccupied units for safety reasons.

-SNOW REMOVAL: The maintenance guys are doing an amazing job keeping up with Mother Nature. Many residents are also contributing their time to help clear walks and stairs. Dave thanked everyone for their help.

-GRAPE INCOME (2025 Harvest) ~ The grape harvest in 2025 proved to be disappointing due to a smaller crop and a processor's drop in price per ton. We earned \$1652.59 this year, compared to \$4931.67 in 2024. For comparison purposes: 2024 harvested 77 tons and 2025 was 65 tons. Both Welch's and Westfield Maid reduced the prices. \$434/Welch's and \$425/Westfield Maid in 2024 to \$417 and \$295 this year resulting in the smaller figure. If anyone has a question, feel free to stop at the office and look at the numbers.

COMMITTEE REPORTS:

-N/A

OLD BUSINESS:

-N/A

NEW BUSINESS/CORRESPONDENCE:

-N/A

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-Mapson (#1205) Thanked staff and Board members for keeping an eye on units during the cold snap and snow.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, February 28th at 11:00am EST via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Laura and seconded by Charlie. The motion carried in favor 5-0. The meeting adjourned at 11:09 am.

EXECUTIVE SESSION: No Executive Session was held.

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary