

Edgewater Condominium Association

Board of Managers' Meeting -February 28, 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 * Rick Clawson, Manager.

GUESTS PRESENT: Ballard (#611), Davies (#707), Gillett (#308), Jones (#1102), Laird (#406), Mack (#407), McCarthy (#404), Gollnitz (#1002), Smith (#402).

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

Financials as of January 31, 2026 are as follows: Lake Shore Savings/Reserves \$101,640.37* Lake Shore Checking \$19,441.47 * Total Checking/Savings: \$121,081.84* Accounts Receivable \$23,995.95 * Capital Project 2026 total expenses are \$67,000.00 and are broken down as follows: Railing and Stair Replacement \$25,000.00 * Transformer Replacement \$20,000.00 * Roof Spraying (Roof Maxx 2 units) \$12,000.00 * Exercise Room Window Replacement \$7,500.00 * Exercise Room Heaters \$2,500.00. HOA fees greater than 90 days are \$11,779.34. The Board directed our attorney to issue letters to all residents who are substantially in arrears over 90 days. The Board has placed liens on two properties and will pursue foreclosure on one property. The Board has asked our accounting firm to research and identify missed fee payments and will contact individual owners of the findings. Some are paid down and the report is always a month behind making some on the report actually current as of 1/31/26. Attorney letters to all residents over 90 days have been sent. We are in the process of placing liens on three properties and pursuing foreclosure on one. A motion to approve the Treasurer's Report for the month ending January 31, 2026 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 January 31, 2026 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:

-UNIT CHECKS: Unit checks continue as we close in on Spring and will continue for another month.

-SNOW REMOVAL: Due to the recent thaw, snow removal is on pause.

-ENTRANCE & EXIT ROADS: The cold weather and thawing has created many potholes in both the exit and entrance roads. Patching materials have been ordered and will be applied as temperatures allow. Paving not in the budget right now.

-NEW KAYAK RACK: A new kayak rack has been built and will be installed as weather permits. The area will be leveled first and some pea stone for easier access.

- POOL RESTORATION: Major restoration will be done to the pool where the tile has fallen off. The pool will be drained to restripe the bottom and stairs. The caulking on top needs to be grouted and sealed. It may delay the opening of the pool, but Memorial Day is the goal to open.

COMMITTEE REPORTS:

-N/A

OLD BUSINESS:

-N/A

NEW BUSINESS/CORRESPONDENCE:

-SHARING & CARING TABLE: Kimberly explained the “Neighborhood Cupboard” that could help our community with not having to purchase items needed. It will be set up in the Lounge/Laundry entrance. This is a place where residents can leave new/sealed items that they have no use for that someone else may. For example: lightbulbs, non-perishable food, soap, office supplies, etc. The table will be monitored and if expired or used/broken items are being left, the Neighborhood Cupboard will be permanently closed.

-UNIT 807 REQUEST TO ADD DRYER VENT: Kimberly Alonge explained the request to install a dryer vent roadside consistent with other units and installation by Stratton Services at #807. A motion was made by Charlie and seconded by Tom to approve the dryer vent installation. The motion carried 4-0 with Kimberly abstaining.

-UNIT 1003 REQUEST TO ADD DRYER VENT: Charlie Sist explained the request to install nesting doors, lakeside, to unit 1003. A motion was made by Kimberly and seconded by Laura to approve the nesting doors installation. The motion carried 4-0 with Charlie abstaining.

-UNIT 308 REQUEST TO MOVE HVAC Unit: Ed Gillett requested approval to move the currently installed HVAC unit to a location not consistent with the Rules & Regulations of Edgewater Condominium Association. A motion was made by Dave to approve the request and seconded by Tom. The request was denied 0-5.

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-GILLETT (#308) MOVE HVAC REQUEST: Mr. Gillett explained the solution he was given for the issues he is having with his HVAC was to put the compressor unit on the back (lakeside) of the property. This would incur an additional cost of \$3,000 to move the unit from its current placement. He explained since the installation of his HVAC system in 2023, there have been constant issues because of the distance of the placement of the compressor to his unit. He reported the past two winters the heat has failed and that he has had constant problems since the install in 2023.

Looking for options, he consulted a company from Erie; a Samsung installer, who, after looking at the way the HVAC is configured to serve a second floor center unit, reported the current placement will not work for Mr. Gillett’s unit advised going back to the original planned configuration for the back wall. The Samsung installer stated the unit was too far away and getting to function would be temporary and would fail again if not moved. Mr. Gillett stated they have spent over \$15,000 into the HVAC installation and would be looking at another \$1,500 to get it functional until it fails again. The installer also reported if they do get it running and keep it operating, this will burn out the compressor because it is too far of a run. Mr. Gillett requested approval for moving the HVAC unit installation to a higher location on the lakeside of his unit. He stated the Samsung installer reported the only way the heating and cooling will work is to move the HVAC compressor. Mr. Gillett stated they used space heaters in their unit last year and again this year to keep warm as their HVAC would not heat their unit. He again stated the experts said their HVAC will not function with the length of distance to their second floor unit. *(Continued on next page)*

CONTINUED: FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-GILLETT (#308) MOVE HVAC REQUEST: Dave stated the Board has denied the request and asked if there was something wrong with the baseboard heat in their unit. Mr. Gillett replied as part of the renovation of their unit the baseboard heating was removed and the HVAC is the sole heating/cooling source of their unit. Rick noted heat pumps do not work in WNY when the temperature goes below 50 degrees. Dave continued he has a HVAC unit like Mr. Gillett's HVAC unit but that he did not remove the baseboard heat. Dave reiterated the Board has denied the request to move the HVAC unit for #308 and suggested Mr. Gillett may need a bigger HVAC unit than he currently has. Charlie noted they use their HVAC for supplemental heating, did not remove their baseboard heating, and does not suggest taking out baseboard heating in this area.

Mr. Gillett asked if the Board would approve a roof mount of his HVAC compressor. The Board in unison replied "no" as it is against the Rules & Regulations. Charlie noted the only acceptable installation of HVAC units are at the side of the buildings with a buried line for lower units and through the walls of an upper unit. Mr. Gillett asked if his HVAC could be installed on the side of the building level to the second floor. Charlie and the rest of the Board replied "no" and that he would need to get a bigger unit or put the baseboard back in his unit. Charlie stated Mr. Gillett had gotten some bad advice to take out the baseboard heating, the Board denied the request to move the HVAC unit, and wished him luck.

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

ADJOURNMENT: A motion to adjourn the meeting was made by Charlie and seconded by Kimberly. The motion carried in favor 5-0. The meeting adjourned at 11:29 am.

EXECUTIVE SESSION: No Executive Session was held.

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary