

Edgewater Condominium Association Board of Managers Meeting Report
March 28, 11:00am

Called to Order by: David Gayley 11:05 am

Board Members Present:

X David Gayley, President

X Thomas Krzeminski, 1st Vice President

X Laura Stewart-Beach, 2nd Vice President

X Charlie Sist, Treasurer

Excused Kimberly Alonge, Secretary

X Rick Clawson, Manager

Guests: Jones #1102, Johnson #1301, Ballard #611, Smith #402, Davies #707, Mack #407

Treasurer's Report – Charlie Sist

- Fiscal report 3/28/26- See attached
- Lake Shore Savings- Reserve- \$108,045.12
- Lake Shore Savings Checking- \$16,488.20
- Grand total: \$124,533.32
- Accounts Receivable: \$ 24,630.22

- Capital Projects total for 2026: \$67,000.00 No changes to prior plans

Railing and Stairs Replacement: \$25,000.00	Transformer Replacement: \$20,000.00
Roof Spraying (Roof Max 2 units) \$12,000.00	Exercise Room Windows Replacement:
Exercise Room Heaters \$ 2,500.00	\$7,50000

- Delinquent Accounts: Greater than 90 Days: \$10,698.21
- Any unit over 90 Days delinquent will be notified by the lawyer and is subject to having a lien placed on unit.
 1. One unit is moving to foreclosure
 2. Some owners are making attempts to pay past due HOA fees
- Motioned David Gayley, Seconded Laura Stewart-Beach, All in favor- Yes, No discussion.
- Motion carried 4-0

Secretary Report: Minutes from previous meeting – Kimberly Alonge

- See attached document.
- Motioned, David Gayley, Seconded Charlie Sist, All in Favor- Yes, No discussion.
- Motion Carried 4-0

Manager's Report – Rick Clawson

Roads ~ Repair,

- 1 pallet of patching repair material purchased for road repair.(potholes, cracks)
- Men will repair potholes and issues when the weather is warm enough.

Pool ~ Restoration/Repair

- Pool will be drained in near future.
- Repair to Tiles and Grout will occur.
- Repainting lines as well

Sewer System ~ Concerns

- Sewer back up in 700 building occurred, Plumber was called in to repair and fix issue.
- All residents need to be aware that Diapers, Flushable Diapers, Flushable Wipes are not appropriate for the septic system at Edgewater Condominium's. These items should never be flushed down the toilet.

Storm Damage ~ Trees Down

- The storm had sustained 50 mph winds for a prolonged period creating tree damage.
- It also created damage to many of the buildings with removing shingles.
- The only building that had no damage to the roof was the 400 building.
- Shingles will be replaced, and roof repairs will occur.

Committee Reports: None

Old Business: None

New Business/Correspondence: None

Open Forum: (limited to three minutes per guest): None

Next Meeting: April 25, 2026 at 11am-Vitruel meeting through Zoom.

Adjournment 11:16 am, Motioned by Laura Stewart-Beach, Seconded by Charlie Sist
Motion Carried 4-0

Executive Session: None