

Edgewater Condominium Association

Board of Managers' Meeting -April 25, 2026

CALLED TO ORDER BY: David Gayley, President, 11:02 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: Davies (#707), Gollnitz (#1002), Johnson (#1301), Laird (#406), Mack (#407), Mead (#507), McCarthy (#404), Smith (#402), and Zimmerman (#410).

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

Financials as of March 31, 2026 are as follows: Lake Shore Savings/Reserves \$114,451.17* Lake Shore Checking \$4,143.85 * Total Checking/Savings: \$118,595.02* Accounts Receivable \$25,085.34 * 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 \$12,459.29. 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 directed our attorney to issue letters to all residents who are substantially in arrears over 90 days. The Board has placed liens on three properties and has filed foreclosure on one property. The Board has asked our accounting firm to research and identify missed fee payments and have contacted individual owners of the findings. Two outstanding accounts have paid their arrears accounts. The amount totals \$3,579.40. The actual total of delinquencies as of this date is \$8879.89. A motion to approve the Treasurer's Report for the month ending March 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 L. BEACH (FOR K. ALONGE): A motion to approve the Secretary's report of meeting minutes from March 31, 2026 was made by Charlie and seconded by Tom. The motion carried in favor by 5-0, without further discussion.

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

- POOL DAMAGE: The pool had been drained to repaint the striping on stairway and deep end per Chautauqua County Health Dept rules. While empty, we experienced torrential rain fall of over 2 inches. That along with the hydrostatic pressure from the water lifted the pool out of the ground about 6 inches at different spots. This destroyed a lot of concrete decking as well. The pool is out of service for now. Rick will be meeting with a pool specialist (repair) this week to assess the damage to see if it can be reset. Also an insurance claim has been filed. We anticipate the pool being out of service for most of the summer.

-400 BUILDING RAILINGS: This project is in progress with railing currently being installed.

-BEACH STAIRS: Will be put down this week after cleaning the base where stairs go in.

-ROADS: The Exit Road was repaired by John with a pallet load of road repair material which helped some. The Board is discussing a road plan for the future.

-PARKING ENFORCEMENT: Beginning May 1st, the Edgewater Parking Rules go into effect. A reminder you can only park one vehicle in front of your building; the other needs to be parked in an overflow lot. In addition, you must have an Edgewater parking tag. If there is no tag on the windshield, you will find a note left on your window to come to the Office and get one. The rules, along with others, are in the Rules and Regulations packet; see Rick if you need another copy.

-ANNUAL MEETING/ELECTIONS: June 14, 4:00pm via Zoom.

-MANAGER'S REPORT MOTION: A motion to accept the Manager's Report read at the April 2026 meeting was made by Laura and seconded by Tom. The motion carried in favor by 5-0, without further discussion.

COMMITTEE REPORTS:

-Rec and Social: Marilyn reported this is the year for the Community Yard Sale. More information will be forthcoming regarding the dates and when residents can bring their donations to the Pool House. She also reported the Geraniums will be ordered this week with plans to plant in May.

-OLD BUSINESS:

N/A

-NEW BUSINESS/CORRESPONDENCE:

-Unit #301 Air Conditioner: A motion to table the request until more information is obtained was made by Dave and seconded by Charlie. The motion carried 5-0 without discussion.

-Unit #Flooring Request: A motion to table the request until more information is obtained was made by Dave and seconded by Charlie. The motion carried 5-0 without discussion.

FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-Rick commented that the guys will set up some chairs and tables in the firepit area for sunbathing. The pool will be closed off to everyone. Events planned for the Pool will not be able to be held there. Dave noted it is a severe safety issue with tripping hazards and thus the pool will be completely closed off for everyone's safety.

-Tom (#403) asked if this information will be in the newsletter for people not at the meeting. Rick replied yes, and that he is hoping by the time the May newsletter goes out we will have more information about the damage.

-Don (#406) asked if the piece of railing on the 400 building that got knocked down by a wind gust over the winter was included in the railing repair. Rick replied it is being done as we speak.

-Tom (#403) asked if the stairs and decking on the 300 building or just the railing. Rick replied both the railing and staircase are being replaced.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, May 23rd 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 5-0. The meeting adjourned at 11:16 am.

EXECUTIVE SESSION: No Executive Session was held.

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary