

Edgewater Condominium Association

Board of Managers' Meeting -May 23, 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: Ballard (#611), Davies (#707), Dorozynski (#803), Gollnitz (#1002), Jones (#1102), Laird (#406), Mead (#507), McCarthy (#404), Nathanson (#902), Thornbury (#602)

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

Financials as of April 30, 2026 are as follows: Lake Shore Savings/Reserves \$120,857.22 * Lake Shore Checking \$9,584.85 * Total Checking/Savings: \$130,442.07 * Accounts Receivable \$25,555.87 * Capital Project 2026 total expenses are \$67,000.00 and are broken down as follows: Railing and Stair Replacement for the 300 and 400 buildings: \$25,000.00; these are complete * 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 \$13,688.00. The Board has placed liens on three properties and has filed foreclosure on one property. The Board continues to research and identify missed fee payments and has contacted individual owners of the findings. One owner has recently paid \$1500 towards their outstanding account deficit. Rick reported the owner who recently paid \$1,500 towards their outstanding account had additionally paid another \$1,600 to bring them current. A motion to approve the Treasurer's Report for the month ending April 30, 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 April 30, 2026 was made by Laura and seconded by Charlie. The motion carried in favor by 5-0, without further discussion.

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

- POOL DAMAGE: Rick received notice last yesterday afternoon our Insurance Company has denied our claim due to several stipulations of the damage. Please see Rick in the Office if you would like to see the report from the insurance company. The Board will get together and come up with a plan for the next steps.

-300 and 400 BUILDING RAILINGS: This project is complete; Stratton Services did a great job and the railings look very nice. Next up: The stairway railing on the 500, 600, 700, and 800 buildings.

-PARKING ENFORCEMENT: On May 1st, the Edgewater Parking Rules went 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: Ballots will be mailed on May 28th. In addition to Charlie Sist and Laura Beach, who are both seeking another term, a resident provided a petition with twelve names and will be on the ballot as well; there will be three people on the ballot. Rick asked if you are going to be here before the election on June 14th, to email him and he will hold your ballot at the Office for you to pick up rather than him mailing it to you.

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 noted they will need volunteers for setup, takedown, and being there to help customers.

-OLD BUSINESS:

N/A

-NEW BUSINESS/CORRESPONDENCE:

- Unit 301 Air Conditioner Request: This request was tabled from last month. Dave asked for a motion to approve provided the owner supplies detailed information on the type of HVAC unit and that it is installed by a locally approved installation contractor. Laura made the motion and Tom seconded. The motion carried 5-0 without further discussion.

-Unit 505 Air Conditioner Request: Dave reported the unit complies with all requested information and will be installed by Vecchio Plumbing & Heating. Laura made a motion to approve the request, seconded by Charlie. The motion carried 5-0 without further discussion.

-Unit 807 Air Conditioner Request: Dave reported the unit complies with all requested information and will be installed by Kindle Heating & Cooling. Charlie made a motion to approve the request, seconded by Tom. The motion carried 4-0, with Kimberly abstaining, without further discussion.

-Unit 507 Flooring Request: This request was tabled from last month. Dave asked for a motion to approve installation of a new floor as long as the owner meets the minimum sound standards which can be obtained from the office and must add additional sound proofing under the subfloor. The subfloor must be re-fastened, all at the owner's expense. Laura made a motion to approve the request, seconded by Charlie. The motion carried 5-0, without further discussion.

-Unit 709 Request for Balcony: The owner requested adding a lakeside deck to unit 709. Per the owner, this matter has apparently been raised before, but the Board does not have a clear prior minutes record showing a formal decision. Therefore, we will consider the request formally today so the Association has a clear record going forward. Dave asked for a motion to approve or deny. Laura made a motion to deny the owner's request because it does not comply with the Association's governing documents and architectural standards; Charlie seconded. The motion carried 5-0, without further discussion.

OPEN FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-Rick asked for an executive session, after the meeting, to discuss litigation.

-L. Mead #507: Asked for clarification of what was approved for her request. Dave answered her request for new flooring was approved but there is also sound proofing that needs to go in, which is all at the owner's expense. She asked if what was proposed, with the cork and acoustic layer information she provided, is what the Board was approving. Charlie responded yes, but the flooring replacement in an upper unit requires the floor to be lifted and additional soundproofing added; this step must be done. Currently there is no sound proofing under her floor and it must be lifted with additional insulation installed and then reattached. Then the laminate and sound proofing over that. L. Mead asked if this was what was this done in unit #900 to which the answer from Charlie was yet. Laura added it was also done in #1006 and it made a big difference.

-J. Thornbury #602: Are new owners who wanted to say hello to every one. He asked if, when waiting for the claims on the pool, did we already get a few quotes to repair it? Dave replied yes and they were sent to our insurance company, but the claim was denied. Rick commented he received the information late last night and passed along to the Board who has not had time to absorb this to come to a conclusion to what needs to be done

Continued: OPEN FORUM FOR SUBMITTED REQUESTS TO SPEAK:

-A. Jones #1102: Didn't hear the response to what is being done about the pool. Rick repeated what he said to J. Thornbury. .

-C. McCarthy #404 - Asked the Board to hold off on any non-emergency projects to save money for the pool - Dave responded the Board is not doing anything until we know what is going on with the pool and that it will take some time.

-L. Nathanson #902- Commented she hopes for transparency and communication regarding the pool moving forward.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, June 14th, directly after the Annual Meeting, which starts at 4:00pm EST via Zoom.

ADJOURNMENT: A motion to adjourn the meeting, and move to Executive Session, was made by Charlie and seconded by Laura. The motion carried in favor 5-0. The meeting adjourned at 11:21 am.

EXECUTIVE SESSION: No action was taken at the Executive Session.

Respectfully submitted,

Kimberly A. Alonge.

Kimberly A. Alonge, Secretary