

Edgewater Condominium Association

Board of Managers' Meeting - June 27, 2026

CALLED TO ORDER BY:

David Gayley, President, 11:01 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:

Armenia (#1202), Ballard (#611), Davies (#707), Gollnitz (#1002), Huggins (#610), Johnson (#1301), Jones (#1102), Laird (#406), Mack (#407), McCarthy (#404), Mead (#507), Merlo (#306), Nathanson (#902), Smith (#402), Zimmerman (#410)

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

Financials as of May 31, 2026 are as follows: Lake Shore Savings/Reserves \$109,682.56 * Lake Shore Checking \$11,053.67 * Total Checking/Savings: \$120,746.13 * Accounts Receivable \$25,555.87 * Capital Project 2026 total expenses are broken down as follows: Railing and Stair Replacement for the 300 and 400 buildings: \$25,000.00; Completed May 2026. Other project expenses on hold pending review for revised budget. HOA fees greater than 90 days are \$12,294.29. 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 \$1335.71 closing out the outstanding account deficit. 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 May 31, 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: We have received two of three proposals for the pool. In addition, we are seeking proposals on cement and electric costs. The excavation proposals have been received.

-LOT STRIPING: Parking lot striping is being done in the 500, 600, 700, and 800 building parking lots. These lots become jammed due to limited parking.

-PARKING ENFORCEMENT: Community Wide: Only one vehicle can be parked in front of your building; the other must be parked in an overflow lot. Visitors must also park in the overflow lots. In addition, you must have an Edgewater tag on your car. Rick will be contacting those not following the rules.

-WEBSITE UPDATE: Rick updated our community site with a more modern look. In addition, you can submit photos to Rick to be included in the website Gallery. Contact Rick if you need more information.

COMMITTEE REPORTS:

-Rec and Social: Marilyn reported the dates of the Community Yard Sale are July 31 and August 1 in the Pool House. Donations can be brought to the Pool House beginning July 20 and through July 29. Please bring no donations before July 20th. If you need help with heavier items, please reach out to Rick with your request.

-OLD BUSINESS:

-COMMUNITY CUPBOARD: Kimberly let everyone know it is located downstairs in the lobby of the Lounge and up and running! Take what you need, leave what you don't.

-NEW BUSINESS/CORRESPONDENCE:

- SHOUT OUT: Charlie thanked everyone who voted in the Annual Election and noted it was a great turnout. He also gave special thanks to Bob Mack for his work in the Butterfly Garden and Nanette Bartkowiak for her work on the landscaping within our community. Everything looks beautiful.

-POOL DISCUSSION: The Board continues to gather the information necessary to make an informed decision regarding the pool replacement project. We are currently awaiting additional proposals from several pool contractors, as well as pricing for the required concrete decking. Once all bids have been received and reviewed, we will determine the total project cost and promptly share that information with all homeowners. Because this project represents a significant unplanned capital expense that was not included in the Association's annual budget, it will be necessary to fund the project through a special assessment. The Board is committed to providing complete cost information and explaining the proposed assessment before any final decisions are made.

-ELECTRONIC VOTING: The Board is exploring the use of secure electronic voting for future Association elections and owner votes. Our Association attorney has confirmed that New York law permits condominium associations to conduct meetings electronically and has advised that, once an electronic voting platform is selected, he will prepare the necessary Board resolution. The purpose of considering electronic voting is to make participation more convenient for owners while maintaining the integrity and security of the voting process. It is important to note that **electronic voting would not change any voting requirements contained in our governing documents**. For example, any amendment to the By-Laws would still require approval by **75% of all unit owners**, exactly as it does today. Electronic voting would simply provide a more convenient and efficient method for owners to cast their votes. The Board is also consulting with Community Associations Institute (CAI) and reviewing several electronic voting platforms before making any decision.

OPEN FORUM FOR SUBMITTED REQUESTS TO SPEAK - 3-Minute Limit:

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

-LAIRD #406: Don commend the guys on the work on the property. He asked if they were going to go through with some of the trimming on the lake side over the fence? Rick responded for all tall trees on the property, nothing needed to be trimmed or is in danger of falling. For the trees over the lakeside fence, yes, the guys will be trimming those.

-MEAD #507: Lisa mentioned how nice the nautical rope looked at the pool parking lot but noticed it's been gone and wondered if there was any plan to put it back? Rick thanked her for the reminder to get it done.

-MERLO #306: Victor thanked the Board members for doing a thankless job. He stated last year it was mentioned the pool needed work and that it was just to fix a trip hazard and some calking. He continued that he gave a business card of a contractor/friend to Rick and Tom to renovate the pool needs mentioned. The company has liability insurance. He continued the cost of \$200 for the lumber and probably around \$400 for the concrete for the steps as they are different rises. He stated "We have to stop putting lipstick on a pig." and that the community was not getting anywhere by patching everything. He stated had Rick and the Board looked at the pool differently, we wouldn't be where we are now with the pool needing replacement and that sometimes we need professional help with things here. Dave replied it is the whole Board that looks at everything, not just one or a few.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, July 25 at 11:00am 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