

Edgewater Condominium Association

Board of Managers' Meeting - July 25, 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), Bartkowiak (#502), Beach (#1006), Gollnitz (#1002), Hayes (#1308), Johnson (#1301), Jones (#1102), Laird (#406), Mack (#407), McCarthy (#404), Merlo (#306), Nathanson (#902), Smith (#402), Zimmerman (#410)

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

Financials as of June 30, 2026 are as follows: Lake Shore Savings/Reserves \$108,094.22 * Lake Shore Checking \$13,043.50 * Total Checking/Savings: \$121,137.72 * Accounts Receivable \$24,516.23 * Capital Project 2026 total expenses are broken down as follows: Railing and Stair Replacement for the 300 and 400 buildings: \$25,000.00. These were completed May 2026 and will not be included in next month's report. Other project expenses on hold pending review for revised budget. HOA fees greater than 90 days are \$14,267.04. The Board has placed liens on three properties and has filed foreclosure on one property. One of the three properties is also included in a bank foreclosure on the property. The Board continues to research and identify missed fee payments and has contacted individual owners of the findings. A motion to approve the Treasurer's Report for the month ending June 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 June 33, 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 has been completed for the 500, 600, 700, and 800 building parking lots. The work continues as residents are moving their cars so the work can be completed.

-LAWN MAINTENANCE: Continues as weather allows.

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 after July 29th. If you need help with heavier items, please reach out to Rick with your request. A resident has donated 2 Buffalo Bills tickets to be raffled off during sale. Photos of the items for sale will be posted online for people to see what is here.

-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. It has been going very well since we started!

-OLD BUSINESS: N/A

-NEW BUSINESS/CORRESPONDENCE:

-EMPLOYEE APPRECIATION DAY: August 28th is our annual Employee Appreciation Day this year. We will be honoring John, Jim, and Deb. Please reach out to Kimberly Alonge, Secretary, if you would like to contribute to their gift.

- GARDENS SHOUT OUT: Charlie gave a special thanks to the residents who maintain the gardens at several buildings: Marilyn Gollnitz #1000, Deb Cristina #1100, Bob Mack at #1200, Dan Johnson #1300, and Pat Smith for the coordination of the Community Garden. Everything looks beautiful and you are encouraged to take a walk to the buildings to see the gardens.

-POOL DISCUSSION: The Board is still waiting on concrete and excavation proposals from others to ensure that there are at least two bidders for each portion of the project. Once they are received the proposals can be reviewed and the total project cost can be determined. At that time a presentation will be made to all with a special assessment decision and project completion time frame.

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

-MERLO #306: Asked about building and railings. Dave answered that the 300 and 400 railings are complete. Mr. Merlo stated there is a piece missing a railing on top and it is extremely loose. Rick replied he will look at it. Mr. Merlo asked if we were getting concrete quotes outside of the company doing the pool. Rick replied yes, we are getting concrete contractor quotes and the pool companies recommended we do so for a cost savings

-SMITH #402: Asked if residents can put garden vegetables on the Community Cupboard table; the Board resoundingly replied yes and thanked Pat for this wonderful idea.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, August 29th at 11:00am EST, via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Laura and seconded by Charlie. The motion carried in favor 5-0. The meeting adjourned at 11:15 am.

EXECUTIVE SESSION: No Executive Session was held..

Respectfully submitted,

Kimberly A. Alonge,

Kimberly A. Alonge, Secretary