

August Board of Manager's Meeting

29 AUGUST 2026 / CALLED TO ORDER BY PRESIDENT, DAVID GAYLE 11:00 AM / VIA ZOOM

ATTENDEES

BOARD MEMBERS PRESENT: David Gayley, President * Thomas Krzeminski, 1st Vice President * Laura Stewart-Beach, 2nd Vice President * Charlie Sist, Treasurer * Kimberly Alonge, Secretary * Rick Clawson, Manager

GUESTS PRESENT: Ballard #611, Beach #1006, Davies #702, Dorozynski #803, Elson #1104, Gollnitz #1002, Huggins #610, Johnson #1301, Jones #1102, Kosinski #810, Laird #406. Lefler #603, Mack #407, Mapson #1303, McCarthy #404, Mead #507, Merlo #306, Nathanson #902, Smith #402

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

Financials as of July 30, 2026 are as follows: Lake Shore Reserve Account \$114,500.05 * Lake Shore Checking Account \$15,600.49 * Total Checking/Savings \$130,100.54 * Accounts Receivable \$ 26,643.94 * Capital Project Expenses for 2026 Expenses on hold pending review for revised budget * Delinquency: HOA >90 Days \$16,958.04. One of the units included in the delinquency report is currently for sale.

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 will continue contacting individual owners of the findings. A motion to approve the July 2026 Treasurer's report was made by Laura and seconded by Tom. The motion carried in favor 5-0, without further discussion.

SECRETARY'S REPORT PREPARED & READ BY K. ALONGE:

A motion to approve the Secretary's report of meeting minutes from July 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:

–**SCHEDULED POWER OUTAGE:** August 30 at 2:00am

–**SHRUBS AT THE ENTRANCE ROAD:** Will need to be removed due to an insect that is killing the bushes as it spreads. Something new and disease resistant will be planted in the Spring.

–**LARGE OAK TREE** by the 400 building will be removed due to the "Chicken of the Woods" fungus. A tree by the 1200 and one by the 1000 buildings will also be taken down in the Spring due to disease.

COMMITTEE REPORTS:

–**REC AND SOCIAL:** Marilyn reported the recent Edgewater Community Sale went very well with taking in around \$1,800 for the Rec and Soc committee to plan for our community with. She thanked everyone who helped set up, tear down, work the sale, and load up items and take the donation location after.

–**COMMUNITY CUPBOARD:** Kimberly reported the Community Cupboard is going great with lots of people participating.

OLD BUSINESS: N/A

NEW BUSINESS/CORRESPONDENCE:

-TRAIL BENCH: Kimberly A. requested approval to purchase and donate a trail bench to be installed by the entrance road between the Maintenance Building and Office in the Fall. A motion was made by Dave to accept the donation and was seconded by Laura. The motion carried 4-0 with Kimberly abstaining and without further discussion.

-EMPLOYEE APPRECIATION DAY 2026: Kimberly reported the August 28th Employee Appreciation Day went great. Our hard-working crew was appreciative of the lunch and donations of appreciation received.

-HAYES-1308 RENOVATIONS: The Hayes are requesting authorization to make alterations to their unit. They have submitted engineering drawings which comply with all Association requirements. Dave asked for a motion to accept the request. Charlie made the motion and Tom seconded it. The motion carried 4-0 with Kimberly abstaining due to not reviewing the documentation and without further discussion.

-ELECTRONIC VOTING RESOLUTION: President Gayley reported the following: After considerable research and consultation with our attorney, we wish to establish and take advantage of modern electronic communication methods, which are now legal in New York State. He then read the entire proposed Electronic Voting Resolution authorizing the action. Laura made a motion to approve the Electronic Voting Resolution read by Dave, Charlie seconded. The motion carried 5-0 without further discussion.

- POOL SPECIAL ASSESSMENT RESOLUTION: President Gayley reported the following: The Board has done our due diligence researching pool replacement, selecting Colley Pools, who will be working in conjunction with Rizzo Excavating and Masonry & More to replace the pool. The plan and desire is to have work completed to be available to residents during the 2027 season. As requested, our attorney has prepared a resolution authorizing the assessment. He then read the Special Pool Assessment in its entirety and asked for a motion. Laura made a motion to approve the Pool Special Assessment and Tom seconded it. The motion carried 5-0, without further discussion.

President Gayley announced Treasurer Sist will be overseeing the entire construction process.

OPEN FORUM: (limited to three minutes per guest)

-ALONGE #807: Thanked First VP Krzeminski for his efforts securing the new dumpster and also asked the Community to try and remember to close the doors on the new dumpster so as to not attract raccoons again.

-DOROZYNSKI #803: Asked what the new pool will look like. Rick answered there will be a rendering in the September newsletter.

-MEAD #507: Asked for more information on the shape, size, deck area. Dave answered it will be in the newsletter or stop in the office for more detail than Rick gave which was: it will be a 20' x40' pool, 3.5' to 5' depth, rectangular, installed by Colley Pools, The concrete taken out will be replaced with 3200 sq feet of concrete. Charlie will be working with all contractors for coordination.

-MAPSON #1303: Thanked the Board for taking care of the pool situation. She understands it must have been difficult and was needed to be done to preserve property values. She also would like to know if she needs Board approval to plant a tree she has purchased through the Library auction. Rick replied the guys will be taking care of it for her. Charlie commented it will be a great addition to the property.

Continued: OPEN FORUM: (limited to three minutes per guest)

–LEFLER #603: Added a thank you for the work that has gone and will be going into the pool upgrade. He asked if there was a plan in place for collection of assessments beyond stated due dates. Rick replied all payments are due according to assessment as laid out, but nothing beyond that. Tom commented he thought perhaps he meant were there any penalties for collecting the money after the due dates. Rick answered there had been no discussions on that. He also noted this is only the second special assessment that has been in place since 2015. He also stated we can always work with people and if there are any issues, the best thing to do is to talk to the treasurer and work something out. Charlie commented he will meet with anyone regarding payments, if needed.

–ELSON #1104: Questioned the specifics of a start and end date. He asked what month the pool will be available to use in 2027. Charlie replied we don't have a schedule yet, as we still need to meet with contractors to coordinate and come up with a plan and schedule; he is expecting a project schedule and project plan. Charlie added, we are in discussions with Rizzo as to the start time of the pool area drainage, which should be starting in the next month or so. It was asked if Charlie expected it would demo out this year? Charlie answered no, because it would be a big hole and reiterated the process is drainage first and demo in the Spring, but he doesn't have a timeline and schedule to present now. Dave added our goal is to have it open for the summer season, but it is up to weather and construction.

–LAIRD #406: Commented he had some information on the Chicken of the Woods that he will be happy to share if needed. Rick thanked him and replied we are set and he has information from the Arborist that he will put in the September newsletter to help people identify the fungus.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, September 26th at 11:00am EST, via Zoom.

ADJOURNMENT: A motion to adjourn the meeting was made by Laura and seconded by Tom. The motion carried in favor 5-0. The meeting adjourned at 11:40 am.

EXECUTIVE SESSION: No Executive Session was held..

Respectfully submitted,

Kimberly A. Alonge

Kimberly A. Alonge, Secretary