

August Board of Manager's Meeting

26 SEPTEMBER 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 * Charles Sist, Treasurer * Kimberly Alonge, Secretary * Richard Clawson, Manager

GUESTS PRESENT: Breads #305, Correll #801, Davies #702, Deets #509, Gollnitz #1002, Greene #1202, Johnson #1301, Jones #1102, Laird #406, Mapson #1303, Merlo #306, Nathanson #902, Smith #402

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

Unavailable for this meeting.

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

A motion to approve the Secretary's report of meeting minutes from August 30, 2026 was made by Laura and seconded by Tom. The motion carried in favor by 5-0, without further discussion.

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

–**WINTER PREPARATION:** Our winter preparation for the grounds have begun.

–**CONSENT FORMS:** Consent forms have been sent to applicable residents. Please remember to fill this out and send it back to Rick as soon as possible. These are very important in protecting you and other residents' property.

–**POOL AREA DRAINAGE:** The pool area drainage area has been marked and Rizzo will be starting within the next week or so to begin prepping the area. This is a very big part of the pool project; getting this started now will help the efforts in the Spring.

–**WOOD BURNING FIREPLACES:** A reminder to those with wood-burning fireplaces: your fireplaces need to be inspected yearly as these are a fire hazard if not. Many are replacing wood-burning with electric inserts, which is preferred. We currently have 6 units left within the community with wood burning fireplaces.

–**GARDEN TOOL SHED:** Rick is working with BOCES to discuss the possibility of students building a tool shed for the garden tools.

COMMITTEE REPORTS:

–**REC AND SOCIAL:** Avery reported the Rec and Social Committee discussed many options to spend the proceeds from the yard sale that would benefit the Community. They then met with Rick to discuss the purchase of a lift for the Lounge stairs. Rick has found a like-new chair for them to purchase and is contacting companies that can remove it from the current location and install it for our location.

OLD BUSINESS:

N/A

NEW BUSINESS/CORRESPONDENCE:

–FLOORING REQUEST: Christina #1105. The replacement flooring request meets all requirements of the Rules and Regulations. A motion was made by Laura to approve the replacement flooring request for #1105 with a second from Tom. The motion passed 5-0, without further discussion.

–ROAD SIDE DOOR REQUEST: Marciniak #1202. The road side door replacement meets all requirements of the Rules & Regulations. A motion was made by Laura to approve the replacement door request for #1105 with a second from Charlie. The motion passed 5-0, without further discussion.

OPEN FORUM: (limited to three minutes per guest)

–CORRELL #801: Asked for pool replacement information. Charlie asked if there was a specific question on the pool. She stated she had heard there was an assessment. Rick replied he sent a letter to everyone via USPS that she stated she did not receive. Rick will email her the letter today.

–MAPSON #1303: Expressed thanks to all Board members, staff, and all residents for all their kindness to her during this adjustment time for her as it was wonderful and much appreciated.

NEXT REGULAR MEETING: The next regular Monthly Board of Manager's Meeting will take place on Saturday, October 31st 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 11:14 am.

EXECUTIVE SESSION: No Executive Session was held..

Respectfully submitted,

Kimberly A. Alonge

Kimberly A. Alonge, Secretary