

Edgewater Community Newsletter

ISSUE 8

AUGUST 2026

EWCA EMPLOYEE APPRECIATION DAY
FRIDAY, AUGUST 28, 2026

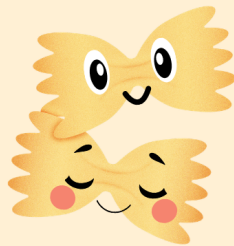
JOHN, JIM, AND DEB
ARE QUITE

PASTA-BLY
THE VERY BEST!

INSIDE THIS ISSUE:

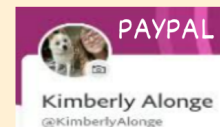
July Board Highlights	2
Electronic Voting	3
Community Sale, Internet	4
Recipes	5,6
Contractors	7
Insurance Guidelines	8

We are taking up an appreciation collection to present to our amazing crew at their lunch break.



If you would like to contribute towards their collection, please drop off your donation to Kimberly, Secretary, at #807 or give me a call/text at 716-753-0453 or email at 68elvis@gmail.com and I can pick it up at your convenience.

Please have your donation to me, or arrange for pickup, by Wednesday, August 26th at the very latest so I can get their cards ready. Venmo, Cash, or PayPal (no checks please).



Please note: There is no formal gathering as the crew will take their lunch break as their schedule allows.

Edgewater Condominium Association

Meeting Highlights- July 2026

- POOL UPDATE: 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. Once all proposals 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.

-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.

-COMMUNITY YARD SALE: 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. 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: Located in the Lounge, is up and running. Take what you need, leave what you don't. It is going well!

-LANDSCAPING & MORE: Charlie gave a special the residents who created 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.

-EMPLOYEE APPRECIATION DAY: August 28th is our annual Employee Appreciation Day. If you would like to contribute to John, Jim, and Deb's cards, please reach out to Kimberly Alonge, Secretary, with any questions.

-MAHJONG PLAYERS: Lisa Nathanson has organized a Mahjong game group. Currently meeting in the Lakeside Lounge until the Pool House is available. Experienced or new-to-the-game players welcome! Reach out to Lisa if you are interested in playing.

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

Respectfully submitted,
Kimberly A. Alonge,
 Secretary

BOARD OF MANAGERS

David Gayley, President
 (609) 610-8406
debg5224@gmail.com

Tom Krzeminski, 1st Vice President
 (716) 713-2522
tomsuz916@gmail.com

Laura Stewart-Beach, 2nd V-President
 (239) 8450-9426
lauragracesstewart1625@gmail.com

Charles Sist, Treasurer
 (936) 665-7668
carlito_too@yahoo.com

Kimberly Alonge, Secretary
 (716) 753-0453
68elvis@gmail.com

IMPORTANT NOTICE TO UNIT OWNERS

At the August 2026 Board of Managers meeting, a Voting Resolution will be presented for consideration. The resolution itself is not included in this newsletter. This guide explains what the electronic voting process would entail if the resolution is adopted, including hybrid voting by electronic and mail-in ballot.

How Electronic Voting by Unit Owners Works

An informational guide to the proposed election and voting process for Unit Owners

In one sentence: If adopted, the resolution would allow Edgewater to offer secure electronic voting for Board elections and owner votes while preserving mail-in ballot and proxy options and leaving all existing quorum, voting-weight, and approval requirements unchanged.

What the proposed resolution would authorize

- Use of a secure online voting platform for Board elections and questions properly submitted to Unit Owners at annual or special meetings.
- Unit Owner meetings conducted by Zoom, with either fully electronic voting or hybrid voting combining electronic and mail-in ballots.
- Authority for the officers and Association Manager to select a qualified vendor, issue credentials and instructions, administer the vote, and preserve official records.
- Minimum safeguards for voter authentication, ballot security, confidentiality, duplicate-vote prevention, receipts, tabulation, and audit records.

The most important protections

Electronic voting is optional: An owner who does not opt in keeps the mail-in ballot, proxy, or other traditional voting method permitted for that election or meeting.

- **One voting interest, one valid vote.** Electronic ballots, mail-in ballots, and proxies are reconciled so the same voting interest cannot be counted twice.
- **Existing voting rules remain in place.** The platform does not change quorum, voting weights, notice periods, or the number of votes required for approval.
- **Secret ballots stay secret.** The system records that an owner voted without linking the owner's identity to selections on a confidential ballot.
- **Each electronic voter receives confirmation.** The receipt confirms that the ballot was received without revealing selections on a secret ballot.

What an owner should receive • The election notice and voting dates and times. • Instructions for opting in, accessing the ballot, and obtaining help. • A unique link, password, access code, or comparable credential. • The candidates or questions being voted upon. • Confirmation after an electronic ballot is submitted.	What the proposed resolution would not change • Edgewater's Declaration or By-Laws. • The right to use a permitted mail-in ballot or proxy. • The required quorum, voting weight, or approval percentage. • The legal procedure controlling which matters may be submitted to owners. • The fact that electronic voting is optional for Unit Owners.
--	--

Who is responsible: The Board approves the vote and written rules; the Association Manager or election administrator prepares the voter list, distributes credentials, reconciles all voting methods, and reports results; the Secretary files certified results with the minutes; and each Unit Owner protects assigned credentials and submits only one valid ballot.

How an electronic election or owner vote works

STEP	ACTION	WHAT HAPPENS
1	Board authorizes the vote	At a Zoom meeting, the Board approves the ballot, schedule, vendor, and whether voting will be electronic only or hybrid (electronic plus mail-in).
2	Official voter list is prepared	The Association Manager identifies eligible voting interests and the voting weight assigned to each under the governing documents.
3	Owners choose a voting method	Owners may opt in to electronic voting. Others may use the authorized mail-in ballot, proxy, or other permitted non-electronic method.
4	Notice and credentials are sent	Electronic voters receive unique credentials and instructions within the required notice period, generally at least fourteen days before the vote.
5	Ballots are cast securely	The system authenticates the voter, accepts the ballot during the voting period, blocks unauthorized changes, and sends a receipt.
6	All voting methods are reconciled	Electronic ballots, mail-in ballots, and proxies are checked against one voter list so no voting interest is counted twice.
7	Quorum and results are calculated	Votes are tabulated using the quorum, voting weights, and approval threshold required by the Declaration and By-Laws.
8	Results and records are preserved	Certified results are attached to the official minutes; audit records are retained while confidential ballot choices remain protected.

Controlling rules: This guide is a summary. The adopted resolution, Edgewater Condominium's Declaration and By-Laws, the written rules for the particular vote, and applicable New York law control if there is any difference.

Legal review note: This explanation is informational and is not a substitute for legal advice. Condominium counsel should review the resolution and detailed election procedures before the first electronic election or Unit Owner vote.



Edgewater Community Sale Part II ~ August 7~8 ...

Garage Sale Part II ~ Didn't get to donate the last time? We are taking donations in the Pool House, starting today through Thursday, August 6th for our Edgewater Community Last Chance Sale, open to the public, on Friday August 7th from 10am~2pm. Please reach out to Nan, Taffy, or Kimberly with any questions!



HAVING TV OR INTERNET ISSUES?

THERE IS ONLY ONE NUMBER TO CALL:

(833) 697-7328



THIS IS THE
SPECTRUM

COMMUNITY SOLUTIONS NUMBER

If you call any other Spectrum number,
you may be charged for their service.

**Our community is under contract with their
Community Solutions Division.**

Copycat Starbucks Spinach Feta Wrap

Ingredients

- 1 10 inch tortilla gluten free, if needed
- 2 large egg whites
- 1/2 cup spinach fresh or thawed from frozen
- 4 sun dried tomatoes chopped
- 2 tablespoons feta cheese crumbled
- 1/4 teaspoon salt
- 1/8 teaspoon pepper

Instructions

1. Coat a non-stick skillet with oil or cooking spray and place over medium heat. When hot, add your egg whites with salt and pepper. Fold over and cook both sides. Remove from the pan.
2. Add your fresh or thawed frozen spinach and cook, covered, for 1-2 minutes or until wilted.
3. In the center of the tortilla, add your egg whites, wilted spinach, sun-dried tomatoes, and crumbled feta, and wrap up.
4. Place it back on a skillet and brown all sides, or crisp it up in a panini press.



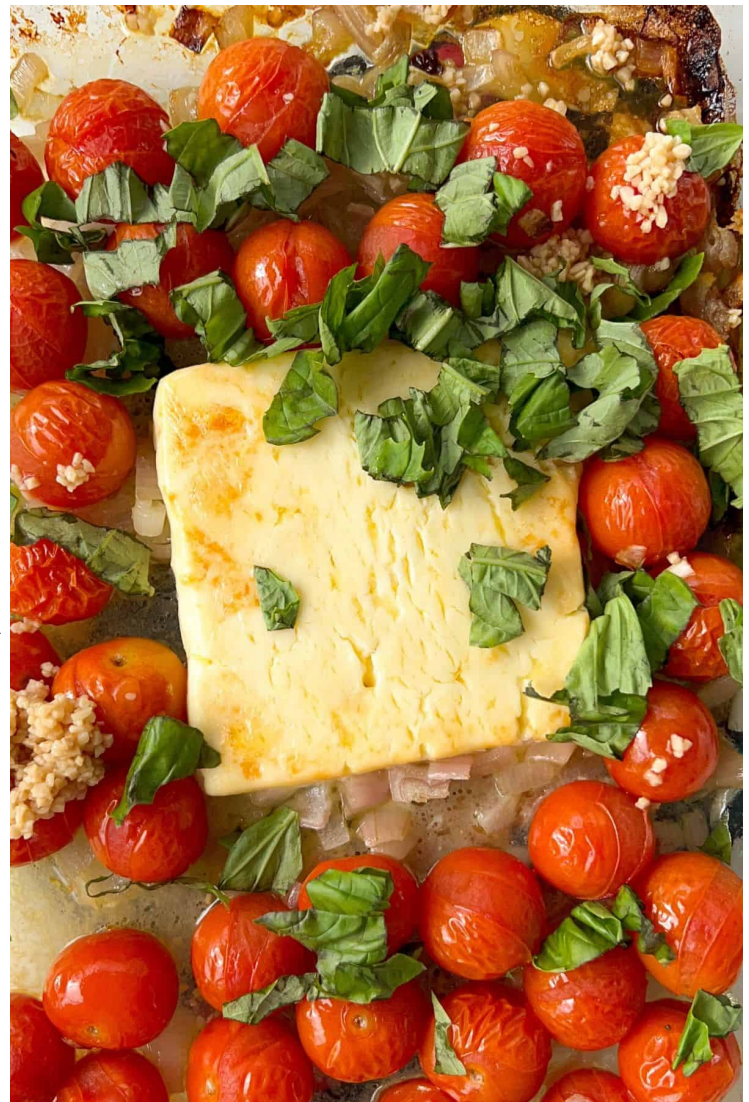
Baked Feta Pasta (Tik Tok Pasta)

Ingredients

- 2 pints (20 oz) grape tomatoes
- 5 medium garlic cloves, peeled and halved
- 1/2 cup extra-virgin olive oil
- Salt and freshly ground black pepper
- 7 - 8 oz. block feta cheese (sheep's milk variety, such as Murray's), drained
- 10 oz. dry pasta such as campanelle, rigatoni, rotini, penne, bow tie, or cavatappi. Fettuccine Works great too.
- 1/4 cup thinly sliced fresh basil
- 1/4 tsp crushed red pepper flakes, or more to taste
- 1/2 cup reserved pasta water

Instructions

1. Preheat the oven to 400 degrees.
2. Add grape tomatoes and garlic to a 3 quart baking dish. Toss with olive oil and a few pinches of salt and pepper. Place the feta in the center of tomatoes, turn to coat with oil.
3. Bake in the center of the preheated oven for 30 minutes.
4. Then remove the baking dish, raise the oven rack up to upper 1/3 of the oven. Return the baking dish to the oven and increase the oven to 450 degrees. Bake until tomatoes and cheese are starting to brown slightly, about 10 minutes longer.
5. Meanwhile, boil pasta to al dente in salted water.
6. Reserve 1/2 cup pasta water and right before draining the pasta.
7. Smash the tomatoes, garlic, oil and feta together with the back of a wooden spoon. Toss pasta in the mixture along with basil and red pepper flakes.
8. Thin mixture with a few tablespoons of pasta water at a time to reach desired consistency. Season with salt and pepper as needed. Serve warm.



CONTRACTOR LIST

The following is a list of available contractors that have done work here at Edgewater in the past. These are all independent contractors and we show no preference.

ELECTRICIANS:

Sanderson Electric	716-753-0536
Simpson Electric	716-753-6997
Stratton Services	716-269-9916

PLUMBERS

Casale Plumbing	716-366-1700
Chaut. Plumbing & Heating	716-232-4159
Gugino Plumbing	716-679-0080
Howard Plumbing	716-326-3912
Klingensmith Plumbing	716-753-2966
Ruch Plumbing	716-753-6064
Sventek Plumbing	716-269-9477

GENERAL CONTRACTORS

Alexander Construction	716-326-7869
Barber Construction	716-326-4692
Bill's Contracting	716-499-0121
Braendel Services	814-459-2856
Newman Builders	716-326-4295
Stratton Services	716-269-9916

AIR CONDITIONER INSTALLATION & SERVICE

Vecchio Brothers	716-673-9488
------------------	--------------

APPLIANCE REPAIR

Patton Appliance Service	814-725-9787
--------------------------	--------------

WINDOWS & DOORS

D&S Glass	716-664-9321
Window World of Jamestown	716-763-0025



John J. Grimaldi & Associates, Inc.

~INSURANCE GUIDE FOR UNIT OWNERS~

It is the responsibility of each unit owner to carry his/her own personal property and casualty insurance covering their personal property, personal liability and additions or alterations, which have been made to your unit. This outline of recommended coverage and the insurance requirements outlined in the association legal documents should be used when you discuss your specific insurance needs.

PERSONAL PROPERTY

Determine the replacement cost value of your personal possessions, excluding items of special value such as jewelry, furs, antiques, and collections. Request a replacement cost coverage policy subject a \$250 or \$500 deductible. Coverage must be written on an **"All Risk"** basis.

ADDITIONS/ ALTERATIONS/CONDOMINIUM DEDUCTIBLE

Your Association coverage **does not** include coverage to replace any improvements, alterations or upgrades that you have made to the building within your unit such as a finished basement or an upgraded kitchen. **You must include coverage for the Association deductible (\$10,000) under your HO-6 or condominium owner's policy dwelling section.** This dwelling coverage must be written on an **"All Risk"** basis. Please refer to the association documents relative to Insurance to determine your specific needs.

LOSS ASSESSMENT ENDORSEMENT

This coverage protects the unit owner from special assessments resulting from inadequate association insurance, such as a large liability loss that exceeds the limit of the association policy or a property loss for which the association insurance is inadequate. We recommend a minimum of \$10,000 written on an **"All Risk"** basis.

RENTAL ENDORSEMENT

If your unit is rented for investment purposes, you should endorse your policy, in addition to the above coverages, to include loss of rents coverage and include loss or theft of your personal property.

PERSONAL ARTICLES FLOATER

Most policies limit coverage for loss caused by theft of jewelry, furs, guns, silverware, antiques, coin and stamp collections. Items such as these should be appraised and specifically listed to insure full payment.

COMPREHENSIVE PERSONAL LIABILITY AND MEDICAL PAYMENTS COVERAGE

Protects you and your family from liability claims for bodily injury or property damage to others for which you are held legally liable. This coverage is provided for occurrences within your unit and for Personal activities away from the unit. We recommend you purchase a minimum of \$300,000.

PERSONAL UMBRELLA

This coverage is written on a separate policy and is available for amounts of \$1,000,000 or more. It provides excess liability coverage over your personal automobile liability, HO-6 liability and other personal liability policies such as boats, rental property, etc.