

Edgewater Estates HOA Board Meeting  
April 25, 2023  
Minutes

Present: L. Bechard, T. Carrino, A. Finney, T. Page, D. Wardell, S. DeForge (by phone)  
Guests: A. Gretz (Unit 3)

I. Theresa Page called the meeting to order at 3:02 p.m.

II. Minutes of March 7, 2023

The minutes of March 7, 2023 were reviewed. Diana Wardell moved to accept the minutes as presented; Linda Bechard seconded the motion. The motion was unanimously approved.

III. Treasurer/Bookkeeper's Report

Linda Bechard reviewed the 2023 budget through March 31, 2023, and noted that all operating accounts are accurate and accounted. She noted that snow removal costs exceeded the allocated amount for 2023, leaving no balance to cover November or December, 2023. Funds to cover expenses for those months can be re-allocated from the Unexpended Fund balance. Since that transfer will definitely be necessary, projects originally planned for 2023 will have to be reexamined and new priorities set. Theresa also noted that an increase in HOA fees may need to be considered in light of increased costs for services provided to Edgewater (trash removal, snow removal, etc.). Some unexpended funds from 2021 and 2022 are still available for use since workmen were unavailable to complete the designated projects, due to the pandemic. Diana Wardell moved to accept the report as presented and to direct the Bookkeeper reassign funds from the Unexpended Fund balance to Snow Removal Expenditures for the remainder of 2023. Thelma Carrino seconded the motion. The motion was unanimously approved.

IV. Committee Reports

A. Insurance verification updates

Thelma Carrino reported that 6 homeowners' insurance verifications are pending as of 4/25/23. They have been contacted individually by email.

B. Fireplace maintenance updates

Thelma reported that cleaning verification of homeowners' fireplace status is complete.

V. Old Business

A. Snow Removal Costs Update

Theresa Page noted that the review given as part of the budget presentation covers this part of her report. She also indicated that the snow removal contract included costs for removal of 48 inches of snow. That was surpassed at the middle of February, leaving part of February and March, as well as November and December costs to be reallocated from the Unexpended Fund balance.

- B. Theresa Page reviewed several areas of concern throughout Edgewater: driveway, roofs, gutters, sewer pipes located on the outside of some units, and the seawall. Theresa will schedule a meeting with Ed Garrow and Corey Supernaw to assess those areas and to get estimates and recommendations. She also noted the costs for repairs due to frozen sewer pipe back-up into unit 20 is being addressed by the owner's insurance company and Edgewater's insurance company to determine responsibility. She noted that she will also explore the costs involved to have the outside pipes moved into the garages where needed. This should eliminate the issue of frozen/broken pipes and backup damages.

The repair expenses for the areas listed above may be significant. After meeting with contractors, Theresa and Linda will prioritize the areas of concern and make recommendations to the Board for ways to pay for the necessary repairs

#### VI. New Business

- A. Theresa Page reported there is a leakage issue in unit 16. The source of the leak has not yet been determined. She is working with the owner and their insurance company and will keep the Board informed.
- B. Theresa Page reported the process to open the pool, to reconnect the water line into the lake, and general cleanup has begun for the 2023 summer season.
- C. Thelma Carrino reminded the Board the 2023 Annual Meeting is scheduled for June 20, 2023 at 7:00 p.m. She canvassed and invited all homeowners to submit their names for inclusion on the Slate of Officers. No requests were received. All sitting Board members have agreed to continue to serve if voted to do so by HOA. Informational packets will be hand-delivered to all resident homeowners, and emailed or mailed to non-resident homeowners by May 14, 2023.

#### VII. Other

Mr. Gretz, unit 3, inquired about the condition of the planters, in particular those along units 1-8. Theresa explained about the weather damage and brick breakage. This is true of many of the planters throughout Edgewater. She has contacted a contractor for assessment and recommendations for repair. She believes they can be refaced without needing to replace the planters. This is one more item to be placed on the repair and maintenance project list, but is not yet a major priority.

Mr. Gretz also reported he has a missing shingle on his roof. Theresa noted she is aware of it and has a contractor coming to examine all the roofs and to give us recommendations regarding repairs and the expected life span of the existing roofs and gutters. Mr. Gretz's roof is scheduled for repair as soon as the workmen can be scheduled here at Edgewater.

- VIII Date of Next Meeting. May 31, 2023; 3:00 Clubhouse (note day change to Wednesday for May.)

VIX Adjournment The meeting adjourned at 3:55 p.m.

Respectfully Submitted,  
Thelma Carrino, Secretary