

Edgewater Estates HOA Board Meeting  
May 31, 2023  
Minutes

Present: L. Bechard, T. Carrino, A. Finney, T. Page, D. Wardell (by phone), and S. DeForge  
Guests: M. Plympton (unit 10), Meredith O'Connor (unit 18)

I. Theresa Page called the meeting to order at 3:04 p.m.

II. Minutes of April 25, 2023

The minutes of April 25, 2023 were reviewed. Theresa Page moved to accept the minutes as presented; JoAnn Trombley seconded the motion. The motion was unanimously approved.

III. Treasurer/Bookkeeper's Report

Linda Bechard reviewed the 2023 budget through April 30, 2023, and noted that all operating accounts are accurate, with no changes since the April, 2023 report to the Board. Sue DeForge moved to accept the report as presented; JoAnn Trombley seconded the motion. The motion was unanimously approved.

IV. Committee Reports

A. Insurance verification updates

Thelma Carrino reported that 9 homeowners' insurance verifications are pending as of 5/31/23. They will be contacted individually by email with a reminder to submit their verification.

B. Fireplace maintenance updates

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

V. Old Business

A. Annual Meeting Update

Thelma reported that some proxies have been received and more may come in before the deadline of June 18. However, it is expected that most homeowners will plan to attend the meeting and thus vote in person. An accurate listing of proxies/attendees will be ready for use at the June 20 meeting.

Theresa suggested that the Board hold a short, informal get-together for everyone at Edgewater prior to the meeting. It was decided to hold it from 6:00-7:00 p.m. It is intended to provide a time for everyone to meet new neighbors and say hello to others. Everyone is welcome to attend the meeting afterwards, but only homeowners are allowed to vote on any issues. Thelma will prepare and distribute a note inviting everyone to attend.

VI. New Business

A. Theresa Page reported she has been meeting with Ed Garrow regarding the driveway repairs and will be continuing to review needs, costs, etc. Although the

entire driveway will eventually have to be redone (down to bedrock, fill and resurface) Garrow does not have the manpower to do the job this summer and finding another company may prove unlikely. Theresa plans to review some options with Ed for cost estimate for: spot repairs/patches, especially between units 48 and 42, sewer pipe repair and move to an inside location at the 4 end units where they were installed outside, drain repairs and hole fills at the parking lot across Margaret St.

She also reported that a sweeper is coming to clean the lot and remove the dirt down to the concrete in an attempt to alleviate the bug issue.

- B. Theresa reviewed the installation of some Ring cameras. She noted that she has had them working of an internet connection using her service. The amount of coverage now required to run everything at Edgewater is too much of an overload for her service. She recommended that a separate account be purchased to cover those needs in and around the clubhouse, grounds, etc. After some discussion by the Board, Theresa indicated she will contact Spectrum for a cost estimate and report back to the Board. She also noted where ring cameras have been installed and reported that additional cameras will be installed around Edgewater grounds as money is available.
- C. The pool is open, but some plumbing repairs are still needed in order for the chemical release mechanism and the heater to work together without blowing fuses. Theresa also reported she has been researching different heating systems and will report back when she has more information.
- D. The handrail has been replaced and the foundation repaired. The pool liner and stairs still need to be cleaned.
- E. Theresa noted she is searching for a source of less expensive chemicals for the pool.
- F. Theresa noted that our roofs are getting to be a top concern and will be to be addressed in the near future. She also noted that homeowners will be informed they may need to reinsulate their attic area. Some units are experiencing significant water back up and damage to both the roof and inside the unit from the ice build-up caused by escaping heat. Since this is an owner responsibility, she will address it at the annual meeting. She will also explore the cost benefits of having a mass installation rather than one unit at a time.

## VII.Other

-Marianne Plympton, unit 10, has in the past requested that several areas at unit 10 be examined for possible repairs. They have been looked at and repairs will be scheduled as soon as possible. She asked that the items be detailed in meeting minutes as a documentation of her notification. The areas include: “balcony at unit 10 is spongy,” “gutters over the front door clogged,” “the hole in cement by front door is the sewer line.”

-Thelma will distribute a memo to all residents regarding storing the salt buckets in their garages (or a neighbor's garage if necessary).

-Sue DeForge noted a missing tile on the clubhouse roof facing her unit. Theresa will have it looked at for repair.

-Sue DeForge also noted the damage of the bricks around the circular planter by the pool area. Theresa indicated that the same is true of many of the planters at individual units. She is going to try a temporary "fix" with some composite bricks in the hope of extending the life of the planters until such time as the costs for a full repair or replacement can be included in the HOA budget. It is not currently a top priority, given the many other structural repairs that are needed.

-The owner at Unit 12 has requested permission to plant arborvitae in the area between the unit and the white wall along McDonald's property. They would replace foliage previously there that were damaged by the flooding, but not replaced. Theresa noted the ground area is now stabilized and that trees could now be planted there. The owners has agreed to bear the cost of the purchase and installation and also indicated the aesthetics would be at the Board's discretion. The Landscaping committee will work with the owner.

-Meredith O'Connor, unit 18, inquired about the parking lot lighting. Theresa noted it has been discussed in the past, but that it is not yet at the top of the priority list for expenditure. She also noted one of the lights has a short that cannot be repaired until the wall area is replaced and the electrical wires can be fixed. Bulbs are replaced whenever possible. Motion-sensor lights may also be an item owners/residents may want to consider.

-Marianne inquired about additional parking spaces and was informed the area is not available for that purpose since it is needed as access for equipment to the seawall area as well as for spacing for fire equipment, entry into Edgewater.

-Meredith O'Connor inquired permission to explore the creation of a small flower garden in the vicinity of the bench area between units 19 and 20. The landscaping committee will explore that with her.

-Theresa expressed the appreciation and thanks to everyone who has been involved in planting flowers around Edgewater and the parking lot across Margaret St. In particular, extra work has been completed by Sue DeForge, Marianne Plympton, Rita Peischl, and Judy Bechard.

-Theresa reported the trees and shrubs are scheduled for trimming and that the birches by the pool will be examined for possible replacement.

-The sprinkler system is working but often with a mind of its own for when. It is programmed water the lawns between midnight and 3:00 a.m. Theresa is researching a different pump that could stay on land with just lines going out into the lake. She will report back on cost and benefits from replacing the existing one, The valve

system currently used is old, but is able to be repaired for now.

VIII Date of Next Meeting. June 20, 2023, after the Annual Meeting.

VIX Adjournment The meeting adjourned at 4:20 p.m.

Respectfully Submitted,  
Thelma Carrino, Secretary