

Edgewater Estates HOA Board Meeting
September 26, 2023
Minutes

Present: L. Bechard, T. Carrino, T. Page, J. Trombley, D. Wardell
Guests: M. Plympton, Unit 10

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

II. Minutes of August 15, 2023

The minutes of August 15, 2023 were reviewed with no discussion. Theresa Page moved to accept the minutes as presented; Diana Wardell seconded the motion. The motion was unanimously approved.

The minutes of August 26, 2023 were reviewed with no further discussion. JoAnn Trombley moved to accept the minutes as presented; Diana Wardell seconded the motion. The motion was unanimously approved.

III. Treasurer/Bookkeeper's Report

Linda Bechard reviewed the budget based on expenditures paid as of August 31, 2023. All expenditures were part of our regular monthly expenses. Diana Wardell 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 verifications from 7 homeowners (2 of which are new owners) are pending and have been contacted individually by email.

Fireplace maintenance updates

Thelma Carrino indicated no verifications are pending, with the next reporting date of November 1, 2023.

Acknowledgment of HOA fee increase for 2024 receipt

Ten homeowners have yet to respond to Thelma verifying receipt of the notice. They will be contacted individually by email or in person.

V. Old Business

A. Theresa Page reported on the following items:

-The pool heat pump paperwork has been received from the architect, submitted to the Health Department and approved for installation and use. Lake Champlain Pools will be do the installation on October 2nd; run it to ensure everything is working properly and then prep and cover the pool for the winter. It has already been closed for use, but Theresa is running the filters to keep the algae down during this warm stretch of weather.

-Ed Garrow has completed all work in the driveway and parking lot across the street. All storm drains were drained and cleaned and the drain pipe outside #20 has been repaired.

-All roofs, gutters, and buildings have been cleaned by Lake Champlain Power Wash. The Board will discuss future scheduling and payment for professional cleaning. Mr. Booth indicated our gutters and roofs are in better shape than we had originally been informed. They were able to remove much of what was on the building/roofs/gutters and should have a longer life expectancy than anticipated. He believes an alternate year professional cleaning is sufficient, with homeowners doing a simple water wash down and spider spray on the alternate year. We will recommend it be done in the spring of the year before most planting has been done.

-New outside lights have been installed. Theresa has noted a couple of issues with the timer, but believes it is now functioning properly. Lights are set for 7p.m.to 7a.m. with readjustments to be done as needed with the change in time, etc.

-Our request for an additional mailing address for HOA use has been approved. Effective immediately, the new USPS mailing address for all mailed Edgewater HOA communications is:

Edgewater HOA
49 Edgewater Estates
Plattsburgh, New York 12901

The new number (49) will also be posted on the clubhouse for 911 purposes. This should help alleviate the years-old problem of Edgewater HOA mail being delivered to a residence rather than specifically to the Board. Please note this is for communications to the HOA. **Individual homeowners' addresses will not be impacted by this change.**

Homeowners and residents may continue to drop off information NOT being mailed in the 27A/HOA box in the mailbox cluster located at the north end of our units. Someone from the Board will pick up items from that box on the 15th and 30th of each month. A black unmarked box is also located on the east wall of unit 35 for HOA communications not being mailed and is checked daily.

-Theresa reported she is working with FEMA to get site elevations completed for all units not included in the most recent survey. Units 12-35 and 43-48 are completed and are excluded from a flood zone. The only exception to this would be if any work has been done at those units that changes the building from the original specifications reported in the most recent application. Theresa has scanned all required documents and is sending them to FEMA. Once they are all done and FEMA has classified them, Theresa will be in touch with all owners and provide them with the necessary documentation for use with their insurance companies. The Board will also review the need for Clubhouse coverage.

VI.

New Business

A .Theresa Page reported on the following items:

-The projected snow fall for winter 2024 continues to be a concern. Theresa has been in discussion with two companies who have submitted a bid to do our removal: Lake Champlain Power Wash(who did our cleaning this summer) and Diamond Landscaping and Hauling, LLC (who did our snow removal last year). Theresa was able to negotiate a flat rate contract rather than a per inch contract with both companies.

The Board discussed the two bids, their satisfaction with Diamond Landscaping last year and also with the work done by LC Power Wash this summer. Since the bids are very close, the Board agreed to have Theresa continue her discussion and if their bids remain constant, to reach an agreement with Diamond Landscaping, based on the Board's prior experience and satisfaction with their work. **

-The downstairs door on Unit 40 needs to be replaced as soon as possible. One has been ordered and should be here in a week or two.

VII. Other

-The Board expressed their appreciation to Kevin Rock for his work to stencil the parking spaces and numbers at the north end of Edgewater.

-The Board also recognized the work of many Edgewater residents to keep the grounds looking fresh and inviting with the many plantings throughout Edgewater. A special thank you to Judy Bechard who grows many of the plants from seeds over the winter months, thus saving Edgewater a significant amount of money year.

VIII. The next HOA Board meeting is scheduled for October 17, 2023 at 3:00 p.m.

IX. The meeting adjourned at 4:129 p.m.

**Addendum: 9/26/23 4:45p.m. Rather than recall the Board for a full meeting, Theresa reported individually to each Board member that a contract has been agreed to with Diamond Landscaping which specifies a flat rate contract at the same price as the per inch contract of 2023. This is a significant savings to the HOA and is the lesser of the two bids. A formal and retroactive vote will be done at the next scheduled Board meeting in October.

Respectfully Submitted,
Thelma Carrino, Secretary