

Edgewater Estates HOA Board Meeting  
May 21, 2025

Present: L. Bechard, T. Carrino, S. DeForge, T. Page, J. Trombley, Andy Finney

- I. Theresa Page called the meeting to order at 4:00 p.m.

This special meeting was called by Theresa so the Board could review and discuss her overview of several projects that have been on the Board's agenda for several months. She now has companies she is recommending to complete the work and is able to provide the associated cost estimates.

- A. The repair of some planters, beginning with units #1-4, by Creative Hardscape & Snow Plowing. They have a mason who will do the work on those units first since they are in the most need of repair. Since the interior of the planters are in stable condition, only the broken/missing bricks will be removed and replaced by new ones thus maintaining the integrity of the planter. If there are bricks still available for use Theresa and the mason will examine other planters throughout Edgewater and do other repairs where possible and as time and monies allowed. The company intends to begin work in early June and will work from approximately 3:00p.m. to 6:00p.m. weekdays and some weekends if necessary until the project is complete. The project work estimate for time and materials is three thousand one hundred eighty-six dollars (\$3,186.00). Theresa reviewed the parking changes and the impact on various other work while the planters are under repair. A memo will be sent to impacted residents, along with definite dates and times for the work.

After some discussion, Sue DeForge made the motion to hire Creative Hardscape & Snow Plowing and to accept their bid as noted above to repair the planters at Units 1-4; JoAnn Trombley seconded the motion. The motion was unanimously approved.

- B. The Board has discussed the ongoing door replacement project for all Edgewater units and has been supporting the purchase and installation of five doors per season. Theresa has finally received a purchase cost which reflects a significant increase over past years' purchases. The cost for this season is three thousand four hundred sixty-one dollars (\$3,461.00) per door plus additional materials for the framing and installation. Theresa noted that there are eleven (11) remaining to be purchased. She requested that Curtis Lumber contact their vendor for a cost if the total eleven doors are purchased at once. They returned a price of two thousand eight hundred seventy-nine dollars and forty-three cents (\$2,7879.43) per door if purchased this year. They expect the individual doors prices to continue to increase an average of 4 to 5 percent per year for the foreseeable future. Theresa reported an estimate of thirty-eight

thousand six hundred seventy-three dollars and seventy-four cents (\$38,673.74) for the purchase of the doors, the additional materials needed for framing, etc. and the labor for installation.

The Board discussed the projected savings and the elimination of the need to ensure monies each year for this project. Andy Finney made the motion to direct Theresa to arrange the purchase of all eleven doors with Curtis Lumber at the cost noted above and to arrange for their installation with Supernaw Construction; Sue DeForge seconded the motion. The motion passed unanimously.

- C. Garrow Construction has notified Theresa they intend to begin the driveway repair work the week of May 26; exact date to be determined.
  - D. The lake water will be available as soon as a filter can be purchased. Matt McClean expects it to be only a few days.
- II. Next Meeting: PLEASE NOTE CONTINUED CHANGE IN DAY OF WEEK AND TIME: Wednesday June 11, 2025, 4:00 p.m.
- III. The Meeting adjourned at 4:37 p.m.

Respectfully Submitted,  
Thelma Carrino, Secretary