

**EDGEWATER GARDENS CONDOMINIUM ASSOCIATION  
ANNUAL OWNERS MEETING MINUTES**

**Date and Time: May 19, 2021**

**DRAFT**

**Trustees Present:**

**Donald Welch, President  
Linda Schmitter, Secretary  
Judy Falcetti, Trustee  
Beth Szymonik, Trustee**

**Also Present:**

**Donna Golec, Owner KPM  
Scott Savino, Property Manager**

**Owners Present:**

**A quorum of 69.43% with 34 owners present and 41 submitted proxies  
Attendance sheet on file with KPM  
Owners provided with 2019 Annual Meeting Minutes, Financial Statement, and Maintenance Report.**

**Meeting called to order at 5:31 PM**

**2019 Annual Meeting Minutes Reviewed. Motion made and seconded to accept minutes.  
Accepted with unanimous vote.**

**Financial Report:**

**Donna Golec provided information on YTD financial report and went over a YTD summary of expenses. Donna also explained the Board of Trustees role in reviewing monthly invoices and voting on an annual budget and capital expenses. Major improvements voted on this year are two roof replacements and paving of Phase 4 parking lot. An unexpected capital expense was the mandatory replacement of building fire alarm systems which the Board voted in favor of the special assessment to cover the cost rather than put off badly needed roofs and parking lot. Donna also explained that there are anticipated increases in electric, water/sewer, and insurance cost which will impact next year's operating budget and improvement cost.**

**Maintenance Report:**

**Scott explained how work orders are reported and managed  
Scott Savino provided a summary of major work completed in 2019/2020 and major work scheduled/proposed/completed 2020/2022.**

**Completed 2019/2020:**

**Two roofs each year, building pressure washing, gutter downspout extensions, parking lot patching, tree work, lock replacements, carpet cleaning, concrete/masonry repairs, exterior lighting upgrades.**

**Completed/scheduled/proposed 2021/2022:**

Roof replacements continue, Phase 4 parking lot repaving, patching in other lots, carpet replacements in vestibule areas, spiral staircase sandblasting and painting, attic joist/beam cleaning and insulation, monitored fire alarm system.

**Old Business:**

The mandated monitored fire alarm system has been reviewed by our legal service and determined to be necessary. We have no choice but to have the work done.

Dumpsters are not being locked. They must be kept locked to prevent outsiders from using.

Owners are required to forward a copy of your condo insurance Declaration page to KPM

Owners are encouraged to bring recyclables to Holyoke DPW. The reason we don't use recycle bins is that non recyclables were being put in the recycle bins and we were being fined \$100 for each bin every week.

**New Business:**

Owner suggestion that we get dumpster locks with larger numbers

Owner would like to see ability to auto pay HOA fees

**Board of Trustee Election:**

The following trustees were voted onto the Board of Trustees:

Reelected: Linda Schmitter and Donald Welch

Newly elected: Linda Pratt

Meeting adjourned at 6:15 PM

Minutes prepared by Linda Schmitter, Secretary