

EDGEWATER GARDENS CONDOMINIUM ASSOCIATION ANNUAL OWNERS MEETING MINUTES

Time and Place: April 17, 2019

American Legion, Meeting Room

Trustees Present: Donald Welch

Judy Falcetti
Linda Schmitter
Angela Cerruti

Owner Present: Association members attendance sheet on file with Kendrick
Kendrick Property Management (KPM)

Also Present: Donna Golec, Owner of KPM

Scott Savino, Property Manager & Operations for Field

Maintenance

The Annual Unit Owners' Meeting was called to review the state of affairs of the condominium association, and to provide an opportunity for Unit Owners to raise any issues that relate to the ongoing maintenance of buildings and grounds.

The following meeting minutes were prepared by Donna Golec and Linda Schmitter. Any and/or omissions should be noted by the pertinent party and should be submitted for clarification at the next Unit Owners' Annual Meeting.

* The meeting was called to order at 7:12 pm. A quorum of 54.71 % was established between attendance and proxy votes.

* **Approval of April 18, 2018 Minutes**

Voted: Motion made and seconded to approve minutes. Minutes approved with unanimous vote.

* **Introductions of the following:**

Board of Directors

Owners

Kendrick Property Management (KPM)

* **Complaints and Issues:**

1. Some dehumidifiers running continuously
2. Would like to see recycling restarted. Board to review

3. Dumpster locks can be hard to open and dumpsters too high for some
4. Would like to see tree planting to replace lost trees
5. Dog waste not picked up

*** Property Management Financial report:** - Donna Golec

1. Review of 2018 and YTD 2019 Budget - Donna explained revenue and expenses and explained the difference between Operating and Capital Budgets.
2. Planned Capital Expenses for 2019 will be for two additional new roofs.
3. There will be no increase in HOA fees in 2019
4. Audit of Books has been completed by CPA and he reported to the board in March.
5. All taxes have been filed
6. Donna stressed the importance that the budget needs to be allocated based on priority and safety.
7. Tenant Balance Aging - (Unpaid HOA fees) are down from last year. KPM works with owners to catch up. Referred to Legal collection when necessary
8. Utility expenses expected to go up due to increases in water, sewer, and electric this year
8. Copies of financial report provided to owners

*** Property Maintenance Report:** Scott Savino

1. Scott reviewed his spread sheet with extensive list of work completed and work in progress. All owners given a copy.
2. Addressing safety issues first
3. Unplanned expense for common area stairs that are unsafe.
4. Fire alarms have been checked, looking into replacing those that need it. Clarified that the alarms are not wired to Fire Dept., need to call if alarm goes off. Owners responsible for own smoke and carbon monoxide detectors in their units.
5. Scott asked that owners who have request to see him at end of meeting.
6. Asked about cleaning service; owners satisfied with service and the overall property management.
7. Landscaping/Snow Removal Contract. Ten bids were received ranging from \$41,000 to \$110,000 for the same contract. Scott has work history of working with GTC for some time and assured the owners that he will be responsible for oversight on work done by GTC.

*** Old Business:**

1. Rental of Units: Continues to be a waiting list. Reminder that copies of leases must be provided to Kendrick Property Management.
2. Condo Insurance: Owners are responsible to have condo insurance regardless if there is a mortgage or not per Bylaws. A copy of proof of coverage needs to be sent to Kendrick Property Management.

*** New Business:**

1. Spring cleanup will begin in May. Dates to be announced. Cars will have to be moved for this. Will not be responsible for sand and stones hitting cars.
2. Power washing of buildings to begin this spring. To be announced.

*** Election of Trustees:**

1. No one submitted had submitted their name to run for one of two vacant positions
2. Ballots were collected and counted. Judy Falcetti was reelected
3. Beth Szymonik was elected through write-in on ballots and accepted position

Meeting adjourned at 8:40 pm

Next meeting scheduled for April 22, 2020