

EDGEWATER GARDENS CONDOMINIUMS

ANNUAL MEETING

May 18, 2022

Members Present: Attendance list on file with Kendrick Property Management
34 members present and 40 proxy votes submitted for quorum of 64.44%

Meeting called to order at 5:05 PM

2021 Annual Meeting Minutes reviewed and accepted with unanimous vote.

KPM and Board of Directors introduced

Financial Report presented by Donna Golec, Owner of Kendrick Property Management:
Year ending 2021 and YTD as of April 30, 2022 reports provided. Budget process explained to association.

Reviewed two unplanned capital expenses that hit 2021 budget as follows:

1. Rain water catch basins required by City of Holyoke cost an additional \$25,06.63 in 2021.
2. Mandatory upgraded fire alarm system of \$51,234.04, paid with special assessment.

Don Welch, President of Board of Directors provided additional discussion on budget as follows:

1. Water and sewage are largest monthly operating cost. Explained that the landscaping irrigation system will not be turned on this year unless necessary.
2. Fire alarm monitoring is another costly monthly expense. He will be exploring option of getting our own antenna that would tie directly to HFD.
3. Our aim this year is to keep cost down as much as possible so therefore the priority will be on safety.

Maintenance Report presented by Scott Savino, Property Manager.

2021 major work completed:

Two roofs replaced

Phase IV parking lot repaved. Storm drains installed per City of Holyoke

Upgraded fire alarm system to comply with code

Both landscaping and waste removal contracts renewed with no increase

Explained how work orders are handled. Call into office with request.

Old Business: Associate members concerns and questions:

1. Bushes that need thinning and pruning - Anything above or beyond trimming is extra cost.
2. People leaving clothes in washer/dryers - Leave a note and/or talk to neighbor

3. Parking in unauthorized parking spots - E-mails have been sent out.
4. Clarification of plowing schedule - Schedules are hung in common areas. If it's still storming at scheduled time, plowing is done the following day.

New Business:

Board of Directors Election

Beth Szymonik and Judy Falcetti reelected unanimously.

Next scheduled annual meeting scheduled for May 17, 2023

Meeting adjourned 6:30 PM

Minutes prepared by Linda Schmitter, Secretary