

**EDGEWATER BEACH RESORT OWNERS' ASSOCIATION  
BOARD OF TRUSTEES MEETING MINUTES**

Tuesday, January 23, 2024

**I. ROLL CALL/CALL TO ORDER**

A special meeting of the Board was called to order by Marcia Svetkey at 2:03 p.m. The following persons were in attendance:

Board of Trustees:

Marcia Svetkey, Chairperson  
Tom Conners, Vice Chairperson/Treasurer  
Dennis Ducharme, Secretary

Absent:

Steve Castinetti, Trustee  
Jean Baxter, Trustee

VRI Americas (VRI) and Resort Staff:

Tim Sieurin, Regional Director, Resort Operations/VRI  
John Verity, Resort General Manager

**II. OLD BUSINESS**

The Board reviewed the remaining Special Assessment projects to be completed:

John Verity reported that eighteen unit entry doors need to be replaced at a proposed cost of \$2,350 per door.

**MOTION:** Dennis Ducharme moved to approve replacing eighteen unit entry doors at a cost of \$2,350 per door. Motion was seconded by Tom Conners and approved unanimously.

John Verity reported that the unit lock for every unit needs to be replaced as replacement parts are no longer available from the manufacturer. The total proposed cost to replace the entry locks is now \$32,625.

**MOTION:** Dennis Ducharme moved to approve replacing the unit entry locks at a proposed cost of \$32,625. Motion was seconded by Tom Conners and approved unanimously.

John Verity reported that the windows on the eight units in the South/Oceanfront Building are leaking badly and need to be replaced. John reviewed different options to enhance the guest view from the rooms as well as considering the aesthetics when looking at the building from the outside. The proposed cost of replacing these windows in a revised format is \$80,000.

**MOTION:** Dennis Ducharme moved to approve spending up to \$80,000 to replace the windows in the eight units in South/Oceanfront Building pending an onsite meeting to discuss the best design for the project. Motion was seconded by Tom Conners and approved unanimously.

**APPROVED**

John Verity reported that the slider doors and decks above units 111, 112 and 212 need to be replaced. The proposed cost to replace the sliders and the deck is \$54,000.

**MOTION:** Dennis Ducharme moved to approve replacing the sliders and decks on units 111, 112 and 212 at a proposed cost of \$54,000. Motion was seconded by Tom Connors and approved unanimously.

John Verity reported that the sliders on units 108, 114, 115, 116, 117 and 118 need to be replaced. The proposed cost to replace the sliders is \$54,000.

**MOTION:** Dennis Ducharme moved to approve replacing the sliders on units 108, 114, 115, 116, 117 and 118 at a proposed cost of \$54,000. Motion was seconded by Tom Connors and approved unanimously.

John Verity reported that the roof on the West Building is extremely brittle and needs to be replaced. The proposed cost to replace the roof is \$46,550.

**MOTION:** Dennis Ducharme moved to approve replacing the roof on the West Building at a proposed cost of \$46,550. Motion was seconded by Tom Connors and approved unanimously.

John Verity reported that the septic system by unit 111 is still working but will need to be replaced next according to the experts he has consulted. The proposed cost to replace the septic system is \$60,000.

**MOTION:** Dennis Ducharme moved to approve replacing the septic system by unit 111 at the appropriate point in the future at a proposed cost of \$60,000. Motion was seconded by Tom Connors and approved unanimously.

### **III. NEW BUSINESS**

The Board reviewed proposals for projects to be completed using Regular Reserves.

John Verity reported that the walkway on the Center Building starting by unit 108/208 is falling apart and needs to be replaced right away. The proposed cost to replace the walkway is \$43,000.

**MOTION:** Dennis Ducharme moved to approve replacing the walkway at a proposed cost of \$43,000. Motion was seconded by Tom Connors and approved unanimously.

John Verity reported that the outdoor pool heater is broken and needs to be replaced in the spring before the pool reopens. The proposed cost to replace the outdoor pool heater is \$10,500.

**MOTION:** Tom Connors moved to approve replacing the outdoor pool heater at a proposed cost of \$10,500. Motion was seconded by Dennis Ducharme and approved unanimously.

John Verity reported that an extension to the Mobi Mat is to be installed on the walkway to the beach on the west side of the South/Oceanfront Building to make it easier for guests to walk to the beach. The proposed cost to install the Mobi Mat is \$2,500

**APPROVED**

**MOTION:** Tom Conners moved to approve installing an extension to the Mobi Matt on the walkway to the beach on the west side of the South/Oceanfront Building at a proposed cost of \$2,500. Motion was seconded by Dennis Ducharme and approved unanimously.

John Verity reported that the outdoor pool needs resurfacing before reopening. The proposed cost to resurface the outdoor pool is \$26,000.

**MOTION:** Tom Conners moved to approve resurfacing the outdoor pool at a proposed cost of \$26,000. Motion was seconded by Dennis Ducharme and approved unanimously.

John Verity reported that for the A/C for the Center/East Buildings to correctly work, expansion tanks need to be installed. The estimated cost to install the expansion tanks is \$4,500.

**MOTION:** Tom Conners moved to approve installing expansion tanks on the A/C for the Center/East Buildings at a proposed cost of \$4,500. Motion was seconded by Dennis Ducharme and approved unanimously.

John Verity reported that the ADA shower in unit 123 was leaking and has been replaced. The cost to replace the ADA shower is \$8,500, which was previously approved by the Board at its October meeting.

John Verity reported that the air heater for the indoor pool building was no longer working and needed to be replaced. The cost to replace the heater for the indoor pool building was \$6,836.

**MOTION:** Tom Conners moved to approve replacing the air heater for the indoor pool building at a proposed cost of \$6,836. Motion was seconded by Dennis Ducharme and approved unanimously.

John Verity reported that the heater for the indoor pool water was no longer working and needed to be replaced. The cost to replace the indoor pool water heater was \$5,621.

**MOTION:** Tom Conners moved to approve replacing the indoor pool water heater at a cost of \$5,621. Motion was seconded by Dennis Ducharme and approved unanimously.

John Verity reported that adding shutoffs to the plumbing in the West Building and in the Center/East Buildings will make it easier in the future for plumbers to work so that the water for the units in the other buildings would not need to be turned off. This will give plumbers the ability to isolate areas to shut off to fix pipes. The cost to install shutoffs was \$2,500.

**MOTION:** Tom Conners moved to approve installing shutoffs to the plumbing in the West Building and a shutoff for the Center/East Buildings at a cost of \$2,500. Motion was seconded by Dennis Ducharme and approved unanimously.

#### **IV. NEXT MEETING DATES**

Future Meetings are scheduled as follows:

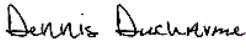
Tuesday, February 13, 2024, 2:30 p.m. - Board Meeting, via Zoom

**APPROVED**

Tuesday, April 9, 2024, 2:30 p.m. - Board Meeting, via Zoom  
Saturday, May 4, 2024, 10:00 a.m. - Annual Owners Meeting, via Zoom

**V. ADJOURNMENT**

**MOTION:** There being no further business, Dennis Ducharme moved to adjourn the meeting at 3:34 p.m. Motion was seconded by Tom Connors and approved unanimously.

DocuSigned by:  
  
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Dennis Ducharme, Secretary

4/3/2024  
Date

TS/nb

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