

THE EDGE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS – MEETING MINUTES

Thursday, February 26, 2026

In attendance: Grant Wilson, Jordan Sensibar, Jen Ferguson, Christian Yungbluth (until 5:45 PM), Jeffery Watts

Absent: -

I. Call to Order - 5:00 PM

II. Approval of Minutes – January 22, 2026 Board Meeting

Motion to approve by Grant, second by Jordan. Approved - 5

III. Financials

- Reviewed balance sheet, aging report, reserves and CD accounts and are on track with budget/reserves.
- Choose an option for a higher interest savings account as current bank will not offer more than 1.65%.

IV. Owner Matters

- Updated Rental List
 - New renter added in unit 113.
- Updates on Owner Requests in TownSq
 - Reviewed the status of owner requests; assist with leak in bathroom lights of unit 412 and follow-up with

V. Maintenance Calendar Update(s)

- Reviewed maintenance tasks for February and March. Angie to follow up on getting photos of the elevator floor during the inspections to monitor any water issues; follow-up with Blando on quote for garage door inspections; Total Mechanical visit at end of April/early May for HVAC; gym equipment to be cleaned every other month; MKE Sprinkler inspection/irrigation in March; ask Steve/Waste Mgmt to ensure lids on second bin is left open.

VI. Project Excel Sheet

- Add details for 2026 projects, including the selected contractor.

VII. Old Business

- Dublin Approved Contract – Exterior Painting – Dublin wants to start in early April, weather permitting and would work in tandem with Holton on the EFIS repairs. Check with Dublin to confirm if window sealing was part of the project.
- Holton Brothers Approved Contract – same as above.
- Lock Boxes – make sure lock boxes are removed from railing in early April ahead of the painting.
- Discussion of steps to implement 2026 projects – Carpetland provided a quote for carpeting and flooring in the workout room that is within the reserve budget; need to get a quote for interior painting and decide how to move forward. Get quotes to replace obsolete emergency panel.

VIII. New Business

- Ratify –
 - N/A
- Window Cleaning Quote - Motion to approve by Grant, second by Jordan. Approved - 4

- Wheel Stops – Have wheel stops moved into place when the garage is cleaned; do not have them adhered to the concrete.
- Insurance Quote – insurance policy is with Hanover and will remain the same, Board will change agents to Baldwin Group (formerly Rosenthal) for better customer service.

IX. Next Board Meeting – March 26, 2026

X. Adjournment

XI. Executive Session