Edgewater Terrace Condominium Association
Meeting of the Board of Directors

Monday, October 19, 2026

Meeting via Teleconference

Board Members Present

Kira Behrens, David Cox, Paul D'Angelo, Lisa Fedyszyn-Harrington, Jean Gama, Melissa Gleason (remote), Brian Moe, James Madine, Dean Muller

Others Present

Joseph Endemann (Sentry Management), Jeff Stump (on-site manager)

Adam Carlson, Alexa Hollywood, Chester Stump, Glenn Holmer, Jan Wunrow, John Eben, Matt Ives, Michele Neidick, Oleg Bridkin, Rose Mary Muller, Tim Couillard, Vivian Corres

Annmarie Retzer (remote), Dan Cleary (remote), Devin Collins (remote), Julie Heinert (remote), Laura Reich (remote), Paul Zanowski (remote), Tom McAvoy (remote)

Call to Order of Meeting

This meeting was called to order at 7:02 PM CDT, David Cox presiding.

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Introductions

Todo List

Motion by James seconded by Dean to turn off the A/C. **Passed** unopposed.

Will give 30 day notice on JanPro contract, but assure them we will use them for special projects in the future.

Motion by James seconded by Dean to approve payment of $200 for the rental of power-washing equipment from Jeff to use on the garbage room, with agreement that future rental fees will be $100. **Passed** with Jean opposing.

Motion by Jean seconded by Kira to proceed with Blair Fire's bid to replace a check valve allegedly flagged by a City Inspector **Passed** unopposed

Owners' Comments and Suggestions

- Julie 5C Concerned about people in the lobby.
- Vivian Thanks for hiring Jeff. The flowers outside are beautiful. Also her Internet has been out all day.
- Chester Thanks for following up on the leak and when is he going to get a check? Lots of discussion about what owners can get reimbursed for - receipts are required. Any work that includes labor requires proof of insurance.
- Kira Announced that if you're having trouble with your baseboard heat, please call Butters-Fetting. Shut-off valves tend to seize up and can cause leaks if you mess with them.
- Michele The light timer in the Solarium isn't working right - only goes for 10 minutes.
- Vivian again Had a concern about shut-off valves. We're good.

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Review and Approval of Minutes from August and September 2026

Motion by Jean seconded by James to approve August minutes. **Passed** unopposed

Motion by James seconded by Dean to approve September minutes. **Passed** unopposed

Email Votes

None

Financial Report – Jean Gama

Reserve balance: $132,927.65

Manager's Report – Joseph Endemann, Sentry Management Company

Discussion about picky vendor requirements and extra vetting fees in Sentry's payment system.

Unfinished Business

- POTS lines replacement
- Check valve replacement

New Business

- Burneske/Collins 15C rental **Motion** by Lisa seconded by James to approve rental. **Passed** unopposed.
- Board elections Three board seats (Lisa, Jean, and Kira's) will be open for election next month. Adam Carlson expressed interest.
- Review of Internet vendor replacement proposals Midwest Fiber. Zentrum. Spectrum.

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Adjournment

Meeting was adjourned at 9:18 PM CDT

Next Meeting Date: Monday, November 16, 2026

These minutes are respectfully submitted by Brian Moe, Secretary.

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