

Edgewater Condominium Association

COMMUNITY NEWS

BOARD MEETING
Saturday,
January 23, 10:00am
Association Office

Volume 16 □ Issue 1 □ January 2016

President's Notes

Happy
New Year!

I hope all is well with you at the start of this New Year. We had a successful 2015 and we plan to continue on in 2016. We have many hurdles facing us, we already had a challenging budget facing us and we just recently discovered that three of the building roofs were not replaced and are in need of repair and replacement.

Also in 2016 we will be electing two board members. Anyone that would like to get involved as a nominating committee person or election board counter is encouraged to contact a board member with your name. Other opportunities are also available including research for tax reassessment or our vineyard future as well as our long established landscape committee. The more minds we have considering all our options benefits the entire community. If you have an interest in serving or helping your Association please come forward and discuss it with a board member.

At the December board meeting several questions regarding the budget summary were raised by the guests. A copy of the entire eighteen page budget package is available in the office for your perusal. This last meeting of the year also completed the election for the vacant board position. I would like to congratulate Mark Johnston for his election to the ECA board.

Jeff Hoy

Highlights of the November Board Meeting

- WWTP project is scheduled to start in early 2016.
- Rick continues to work with Howard Hanna Holt Agency on Edgewater Property Appraisals. He noted that homeowner units must be individually appraised during the process.
- Three agencies have submitted insurance proposals for consideration.
- Rick reported that 3 building roofs were never replaced when they were due. J, K & M buildings need roofs replaced. J building roof is in bad shape, shows signs of leaking and needs to be replaced in the spring.
- Mark Johnston was elected to the Edgewater Board of Officers, to fill the vacant seat.
- The board received a letter from A Ace of Hearths stating they will continue to inspect fireplaces on those which have not been modified by another contractor. They noted that some fireplaces have been modified, by other contractors, against state fire codes, that created an issue of liability.
- Rick will schedule an appointment with Lake Erie Tree Service for a tour lakeside grounds with available board members in early 2016.

Janet Greene

Treasurer's Report

For the eleven months ended November 30, 2015 our net income year to date is \$116,243.87 compared to a budgeted net income of \$74,890.00. We have cash in the bank in the amount of \$309,779.95 as of November 30, 2015. This includes both our checking and reserve fund.

We still have two homeowners who owe special assessments totaling \$1,060. As I have said in previous months, we have filed liens against these homeowners and continue to speak to them about the necessity of making these payment obligations.

Have a blessed 2016.

Debbie Ferris

Treasurer

REMINDER: Maintenance fees have increased for 2016. Please make sure you contact your bank and make the changes if they handle your payments.

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Staff

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SPECIAL ELECTION RESULTS

The results of the Special Election held December 21st are as follows: Mark Johnston, 25, Deb Kindren-Christina, 16 and John Covey, 12. Mark Johnston was declared the winner and will serve the remaining unexpired term of Ray Mapston, who resigned.



Address Change Updates

Last month a request for address change updates was sent to all owners. Several have been returned and our files have been updated. Recently though I received a note that the mailing list needs to be updated. If you are aware of anyone who is not receiving emails, please have them submit a new Residents Info Form to the office so we can make any necessary adjustments!



Although we've been blessed with a mild winter so far ...

