

# Edgewater Condominium Association

# COMMUNITY NEWS

BOARD MEETING  
Saturday,  
January 21, 9:00am  
Association Office

Volume 17 □ Issue 1 □ January 2017

## President's Notes



I hope all is well with you at the start of this New Year. We had a successful 2016 and we plan to continue on in 2017. We successfully completed the rebuilding and refurbishment of the Waste Water Treatment System and we will continue working toward a settlement with respect to the tax assessment.

In 2017 we will be electing three board members. Anyone that would like to get involved as a nominating committee person or election board counter is encouraged to contact me by email at [jeff.hoy@hotmail.com](mailto:jeff.hoy@hotmail.com) In addition if you are willing to serve as a member of the Board let me know that as well. 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 an item regarding renovation of units was brought to our attention. Recently one of the units has been going through a significant restoration and a plumbing issue was brought to our attention. Fortunately it did not cause or create any significant problem but if it were not corrected it could have been trouble. As a result the Board is asking all owners to permit an inspection of facilities (flooring, plumbing, electrical, etc.) that are the responsibility of the Association so that any similar situations can be addressed at that time.

*Jeff Hoy*

## Highlights of the Dec. Board Meeting

The highlights of the December 2016 board meeting include the following items:

- The board of managers will review two insurance proposals for 2017.
- The WWTP project will be completed before the end of the year.
- An internal plumbing issue was repaired at unit 702 that was discovered by a contractor doing renovations at the unit.

Best wishes to all for a Blessed Christmas and a Happy & Healthy New Year!!

Respectfully,

*Janet Greene*, Secretary

## Treasurer's Report ...

As of November 30, 2016, our Lake Shore checking account had a balance of \$95,011.69 and our Lake Shore reserve account had a balance of \$59,483.40.

Our accounts receivable had a balance of \$9,356.29 of which \$3,756.10 is current and \$5,600.19 are delinquent. We have filed liens against homeowners who are past 90 days in paying their maintenance fees. We have sent a monthly statement to all homeowners who are 31 days past due and will continue to do this.

Our net loss for the eleven months ended November 30, 2016 is (\$162,970.23) compared to our budgeted net income of \$15,926.00. Our net loss this year is attributed to paying and expensing 2015 capital project items that consist of the following items: waste water treatment plant in the amount of \$133,700.11, Paving in the amount of \$7,700.00 and tennis court paving in the amount of \$5,000.00.

*Deborah Ferris*, Treasurer



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## Board of Managers

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Debbie Ferris, Treasurer

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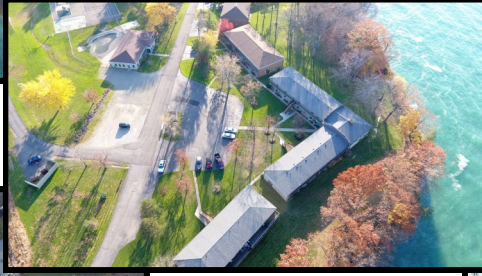
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## Edgewater ... A bird's-eye view



## Waste Treatment Plant Improvement Project

