

## President's Notes

A proposed amendment to ARTICLE XIII, Section 8: CHARGES, ASSESSMENTS AND PROFITS of the Declaration of Edgewater Condominium By-Laws, was mailed to all owners on July 2<sup>nd</sup>, 2018. The purpose of the amendment is to establish a Capital Contribution Fund (CCF hereinafter) to be funded by new buyers, deposited in a special account, and used to defray the cost of unanticipated capital improvements (such as deck failures) in an effort to alleviate special assessments to all owners that may become necessary in the future.

Enclosed with the proposed amendment was the opportunity to approve via postcard and an invitation for review, discussion and count for approval to be held following the regular Board of Manager's meeting on July 28<sup>th</sup>.

The approval process of the Amendment was tabled at the special meeting held immediately after the regular Board of Managers meeting on July 28<sup>th</sup> until language of the proposal could be clarified and further discussion with owners could take place. **All postcards returned from owners at that time are null and void.**

On August 5th, the Board mailed an invitation to all owners to attend a special hearing about the CCF on August 27<sup>th</sup>, along with a red-lined version of the original proposed amendment to highlight alternative language proposed by the Board.

The special hearing about the proposed amendment was held in the Lakeside Lounge on Monday, August 27 at 6:00PM. Approximately 18 residents and the full Board of Managers were in attendance. The meeting was not adjourned until all comments were heard and questions were answered.

For those of you not in attendance at any of the meetings, or still not clear about what the CCF is all about, a brief summary is found on page 2 of the ECA Community News Volume 18, Issue 8, August 2018. All minutes from board meetings and past newsletters are found at the Edgewater Website at [www.edgewatercondos.net](http://www.edgewatercondos.net) in the Residents' Portal. If you are an owner and do not have a password for the portal, please contact the office.

Once the Board and legal counsel have approved the final language of the Amendment, there will be another mailing to all owners with a copy of the final version, the opportunity to approve, and instructions about how to make your approval count. Please follow those instructions carefully.

**YOUR VOTE IS VERY IMPORTANT!**

*Jeff Hoy*

### **Board of Managers:**

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# COMMUNITY NEWS

## ECA TREASURER'S REPORT

FOR THE SEVEN MONTHS ENDED JULY 31, 2018

PREPARED August 19, 2018

Our cash assets include the following:

Lake Shore Reserve Fund.....	\$ 81,276.76
Lake Shore Checking Account.....	38,764.83
Undeposited Funds .....	6,064.00
<b>Total Cash Assets.....</b>	<b>\$126,105.59</b>

**Accounts Receivable .....** \$ 3,462.36

**Capital Projects** total \$94,250.00 and include paving of \$ 40,000.00 and J building deck ( partial payment) \$54,250.00.

**Our operating net income for the seven months ended July 31, 2018 is \$62,696.35.**

## September 2018 Landscaping Committee Report

The Landscape Committee held a meeting on Friday, August 31, 2018. Many topics were discussed how to best utilize our volunteers to reach our annual goals and projects, and keep communication lines open with the board of managers.

It is our hope that the board will appoint a board liaison for our committee, as has been done in the past. This will help with the many facets of communication, and getting permission to start new projects in an efficient manner.

We, also, hope to be better organized in 2019, by holding 'brief meetings' on work days with committee members and teams.

Our biggest challenges for the remainder of 2018 include the J building unit fronts, once the new deck project has been completed, planting fall bulbs along the entrance road and other areas on the complex, and trimming shrubs and bushes at the unit fronts before winter. We will be working on these projects during the month of September.

If you would like to join our committee, we would love to have you on our team. Simply contact Janet Greene at Unit 904, or call 716-581-3875.

### Activities and Events Around Edgewater- September, 2018

*September 7<sup>th</sup>- from 5:00 to 8:00 PM- "First Friday" will be held in downtown Westfield with music, shopping, and eats! It is a lot of fun!*

*Saturdays 9:00 to 2:00 The Weekly Farm and Craft Market at Moore Park. Phone 716-365-9494 for details*

*The new National Comedy Center is now open in Jamestown. This is an amazing new destination. Call 716-484-0800 for details or check their website at [NationalComedyCenter.org](http://NationalComedyCenter.org)*

*There are a number of museums, nature centers, and performing arts centers in our area. A display with copies of brochures and a map of the county has been created in the pool building on the large bulletin board. The brochures all have contact information that you can use to find out opening times, costs, special programs, etc. Enjoy*

- ◆ Roger Tory Peterson Center ◆ Fenton History Center ◆ Yorkers Museum
- ◆ The Lawson Center Museum ◆ Fredonia Opera House ◆ Audubon Community Nature Center ◆
- ◆ McClurg Museum ◆ Robert H Jackson Center ◆ Dunkirk Historical Lighthouse and Veterans Park Museum ◆ And More!