

President's Notes

As the summer season draws to a close, I hope we can look back and feel confident that we have had another great summer on the shores of Lake Erie. We have had some successes, some challenges, and unfortunately, a few setbacks. However, if we step back and look at the big picture, I hope we can all feel comfortable that there is no place we'd rather live than right here in our Edgewater community. Things may start to slow down and many of our friends may head off to other locales for the winter months, but those that stay year-round will experience some of the most beautiful views, smells and sounds of the year as we head into the fall with grape harvests, changing leaves, and quiet evenings by the shore.

I would like to take this opportunity to thank all our workers, who make living here enjoyable. The mowing and trimming will be winding down, and the shoveling and plowing won't be far off. These employees work diligently to keep up and make that transition seamless, and their efforts are much appreciated. I would also like to thank all our volunteers who help with the Beautification Committee, the Rules and Regulations Committee, and all our other committee members that donate their time and efforts to help out. A special thanks is due to Marilyn Gollnitz and all those that helped out with organizing the employee recognition luncheon event. It's especially nice to see owners stepping up to recognize the efforts of our dedicated staff.

Finally, I would like to thank all the owners who have attended our Board meetings and provided their input. We may not always agree on every issue, but the Board is committed to doing the best we can to make this a wonderful place to live. We cannot achieve that goal without the input of the ownership. Debate may be spirited and even sometimes contentious, but with the active participation of our owners we can work through issues and do what's best for our community.

Thank you all,

Lee Davies, President

SUMMER IS WINDING DOWN

Board of Managers

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Rick Clawson, Manager
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July 2019 Meeting Highlights

The Board of Managers were extremely pleased to have 35 homeowners in attendance at the August 2019 board meeting. Many homeowners spoke out with concerns regarding various emails and letters that were mailed out about the upcoming special election.

The association manager, Rick Clawson, received the Deck/Railing Inspection Report immediately before the meeting, noting that the N Building roadside deck is in very poor condition and needs to be replaced in 2020, and most, if not all railings need to be tightened or replaced. He explained that the contractor for drainage, at J Building, will be returning to install 2 more drains prior to Westfield Nursery grading the lawn to finish the project. Unit 504 has a water leak and two contractors plan to give an estimate to repair it. Rick reminded all present that all storage units must be emptied by September 30th, 2019. Proposals to repair the entrance to the Lakeside Lounge building and to repoint and repair the northwest corner of the of the exercise room were reviewed by the board and voted upon.

Board members, Lee Davies and Janet Greene, presented a report on the Special Election/Nominations Committee Report. They explained that every aspect of the nominations presented by the committee were made in accordance with the Bylaws of the Association, quoting sections of those laws, and pointing out that a letter mailed to some homeowners, stating otherwise, was in error. The nomination committee will mail out a letter to ALL HOMEOWNERS, explaining the procedure that has been and will continue to be followed in accordance with our Bylaws.

Following a motion and second, the board voted to approve acquiring a separate special mail box for all election ballots to be mailed.

Respectfully,

Janet Greene

Janet Greene, Secretary

ECA TREASURER REPORT FOR THE SEVEN MONTHS ENDED JULY 31, 2019 PREPARED August 25, 2019

Our cash assets include the following:

Lake Shore Checking Account	\$59,399.53
Lake Shore Reserve Account	64,106.56
Undeposited Funds	<u>10,615.00</u>
TOTAL CASH ASSETS	\$134,121.09

Accounts Receivable \$ 7,133.36

Capitol Project expense shown in these financials is \$76,806.00.

This includes the following:

\$28,325.00	Building J front deck
\$38,750.00	Blacktop resurfacing
\$ 9,731.00	7 catch basins

Our estimated net income for the seven months ended July 31, 2019 is \$33,951.02 .

Our delinquency report is showing seven individuals over 90 days of which two are sold units and total \$5.05

Respectfully submitted,

Debbie Ferris, Treasurer

Edgewater Condominium Association

CONSENT FORM

We/I hereby give the Board of Managers and staff of Edgewater Condominiums, Westfield, New York, permission to enter and check my unit during the winter months while We/I am gone. The signature below indicates that We/I will not hold the Board of Managers or their staff liable for any damages that may occur during Our/My absence, except to the common elements as proscribed in the declaration. (Please indicate the date you will be leaving and returning to Edgewater).

Thank you.

Unit Owner Signature	
Building and Unit Number	
Winter Telephone Number	
Date Leaving	
Date Returning	
Today's Date	

**We will check your unit twice a month,
beginning in November and continuing through April.**

Is Your Information Up to Date??

Edgewater Condominium Association RESIDENT INFORMATION FORM

Date (mm/dd/yyyy): _____ Receive Newsletter via email? (Y/N) _____
Building: _____
Unit #: _____
Storage Unit #: _____

Resident Information

Last Name _____ First Name _____
Spouse _____

Last Name _____ First Name _____
Spouse _____

Primary Mailing Address

Street _____
City _____
State _____
Zip _____

Home Phone: _____ Email Address: _____
Cell Phone #1: _____ Email Address: _____
Cell Phone #2: _____
Work Phone: _____

Emergency Contact Information (other than resident)

Last Name _____ First Name _____
Telephone _____
Last Name _____ First Name _____
Telephone _____
Last Name _____ First Name _____

*Name and phone number of Owner/Rental Agency

PLEASE PRINT OR WRITE LEGIBLY



September

WINEY WEDNESDAY ... September 18th
 D Building, Lakeside ... 4:00. BYOB, Meat to Grill and Chair

POT LUCK ... Sunday, September 22nd
 Pool Building ... 5:00 pm Dish to Pass, Table Setting, BYOB

AMISH DINNER ... Tuesday, September 24th
 \$20 per person (plus tip) Call 326-2992 to Make Reservation
 Reservations Must Be In By September 17th

Thank You to all who donated and assisted with the Employee Luncheon.
 We collected \$1105 in donations and 25 people attended.

Janet Greene introduced the employees at the Annual Employee Luncheon and praised each one for their hard work and dedication to the community.

Left to right: Joe Johnson, Alex Nusom, Mike Elder, Janet Greene, Marilyn Gollnitz. Absent from photo, Debbie Lincoln.

