

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Jim Walsh @10:10am

Date: Saturday, February 6, 2010 **Time:** 10am **Location:** Office

Members Present:

Larry Ackerman— President
 Jim Walsh—1st- Vice President
 Elmer Kaprolat—2nd- Vice President
 Laura Peacock – Treasurer
 Mark Johnston—Secretary
 Adele Harrington— Administrator
 Gene Nicolas—Maintenance Supervisor

Guests:

Bob and Joan Morton
Mick Davis

Minutes from the previous meeting:

Motion to accept:

Moved: Laura _____
Seconded: Elmer _____
Approved: X _____ Disapproved: _____

Maintenance Report – Gene Nicolas

--WWTP froze up, but has corrected itself with more air and milder temps
--checking exterior lights to identify which ones were burnt out and need replacements.

In the future may want to consider an alternative fixture for the soffit lighting.

Administrative Report – Adele Harrington

- Audit update
- Insurance modifications update

Treasurer Report –

Motion to approve Elmer _____ seconded Mark _____
Carried X _____

Committee Reports:

Personnel – Board of Managers—Larry Ackerman

-- Mark asked for the typed draft of the maintenance supervisor job description

Rules & Regulations – Laura Peacock—nothing new

Buildings and Grounds— Jim Walsh—shown in other areas of the agenda

Social and Recreation— Elmer Kaprolat—looking for a chair of social and rec. will put in newsletter

Reserves— Mark Johnston/Laura Peacock

Correspondence:

- Colbey L8—lighting request—. Mark made a motion that we contact an electrician to evaluate and address the lighting situation on L stairs and authorize up \$300 for lighting upgrade to the area. Laura seconded. All were in favor.
- Mark Bargar—re: K6 A/C request—will notify our attorney that the Board has not changed their stance on the issue. Mark suggested that we ask our attorney if there is any way that we can avoid litigation.
- Pettit—A/C request—Laura made a motion to approve the request. Elmer seconded. All were in favor
- Jim was given contact information for a potential contractor in the future for roofs, etc. from Bob Markham. Jim also asked if we have a questionnaire for potential contractors who want to do work at Edgewater. We don't but everyone thought it was a good idea. Jim will come up with a template for consideration.

Old Business:

- Capital projects—Laura mentioned that Jim Alexander was willing to give us a “winter discount” of \$2000 to \$2500 on a set of stairs. Jim is doing some research on the deck waterproofing.
- Morton enclosure request—the Board explained to the Mortons how the process is moving along. Abate & Associates will be coming onsite to inspect the building and determine how the proposed enclosure may or may not impact the structural integrity of the building.
- Unit inspections for H/W tanks, etc—a note will be put in the next newsletter notifying homeowners of the Board's intention to inspect units for hot water tank age, valve location, etc.

New Business:

- Elmer said we need to get some bids on the swimming pool, tile work, etc.
- There was some discussion about dryer vents.

Next Meeting: ___Saturday, March 13___ ___9am___ invite Steve Grimaldi and Mark Bargar to discuss insurance resolution.

Next Homeowners Meeting: TBA-

Motion to Adjourn ___Laura___ ___Mark___

Time: 11:45am