

**Edgewater Condominium**  
**Board of Managers**  
**Monthly Meetings**

**Called to order by:** Jim at 9:07am

**Date:** March 13, 2010    **Time:** 9am    **Location:** Office

**Members Present:**

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

**Guests:**

Mark Bargar, condo attorney—unable to attend due to illness  
Steve Grimaldi, insurance agent

Steve addressed the Board about insurance coverage and options. Our current documents dictate that the Association covers the units as they were at the time of original construction, called “Original-Specifications Coverage”. There are other types. “All-In Coverage” is another type of coverage, where the Association covers upgrades to the unit. “Bare Walls Coverage” is at the other end of the spectrum, and makes the homeowner responsible for everything from the drywall in. The advantages and disadvantages of each were covered. Steve offered to come to a homeowners meeting and draft memos/information for homeowners, should the Board decide to modify coverage. The Board decided to have Mark Bargar begin working on a proposal for make the transition to “Bare Walls” coverage

Jeff Beach—stopped by meeting unexpectedly. Jeff told the board that he likes the new paint color, and the reduction in water pressure. He suggested that we look into plasma LED light bulbs. He also commented on the new law for CO detectors. Research what the requirements are for condos. Also do we check smoke detectors periodically when owners are absent?

Owner Mick Davis asked for a few moments to speak at the meeting. He discussed some cracks in the corner walls that have occurred in the units since the renovation to C10. He wondered if it could be as a result of the modifications.

**Minutes from the previous meeting:**

**Motion to accept:**

Moved: \_\_\_\_\_ Elmer \_\_\_\_\_

Seconded: \_\_\_\_\_ Laura \_\_\_\_\_

Approved: \_\_\_\_\_ X \_\_\_\_\_ Disapproved: \_\_\_\_\_

**Maintenance Report – Gene Nicolas**

- WWTP holding tank behind N building. Pump got clogged with a diaper of some sort, and was tripping the internal breaker. The back-up pump was running constantly and overheating. The clogged pump was cleaned and put back into the holding tank. Our back-up tank was put in, and the overheating tank was taken to Dunkirk for repairs.
- Tree removal

- WWTP siphoning tank at main plant is not functioning properly. Nick did a quick cleaning on it, but an extensive cleaning is required. Currently working on that.
- Tractor maintenance
- Downspouts on balconies are not installed properly yet. Nick said that Jim Alexander needs to make some modifications to them.
- Shingles off of C, D, F roofs. Craig Barber has been contacted, and will be inspecting and repairing. C and D were recently done. F building will need replacement ASAP.
- Leak on exterior upstairs patio, dripping into downstairs enclosed patio. Nick is going to use some pliable concrete caulk to fill the crack on the upper balcony and try to minimize the leaking
- There are three windows in the weight room that need replacement. Two are foggy, one is cracked. We will get a price for replacement for upper and lower windows.
- The Board commented that in addition to the windows in the lounge building, there are other items that need attention too. Paint, mortar, etc.
- Nick and crew have been repairing ruts, etc from snowplowing damage and people running off the road.
- Dryer vents, going into the attic.
- We need stones for near the dumpster and office parking lot.

**Administrative Report** – Adele Harrington

- upcoming vacation time

**Treasurer Report** –

Motion to approve \_\_\_\_\_ Jim \_\_\_\_\_ seconded \_\_\_\_\_ Elmer \_\_\_\_\_ Carried \_\_\_\_\_ X \_\_\_\_\_

**Committee Reports:**

Personnel – Board of Managers—Larry Ackerman

-- Larry suggested that everyone look over the Buildings and Grounds Supervisor job description. Larry also said that a review will be set up for Nick in April or May when Larry returns. He also mentioned the Nominating Committee will get together soon. Larry will be returning the last week of March.

Rules & Regulations – Laura Peacock

-- Nothing new, other than the upcoming potential by-laws change regarding insurance coverage. Laura offered to be a part of meetings to get that rolling

Buildings and Grounds— Jim Walsh

-- Nothing in addition to items on agenda

Social and Recreation— Elmer Kaprolat

-- Will put something in newsletter looking for members

Reserves— Mark Johnston/Laura Peacock

--Nothing in addition to Treasurer's report.

**Correspondence:**

Mark Bargar—letter to K6 owners—FYI letter from Mark Bargar to K6 attorney Alice Seydel—damage to clothes—moisture problem due to gutters/downspouts on lounge building. Adele will look in the files and see if a signed storage unit waiver can be found. (if not will pay the minimum amount)The storage unit lease releases the Association from responsibility for damage or loss. A new lease will be sent to all H/O renting storage units to be signed.

**Old Business:**

- Capital projects—waiting on money to come in, and will consider the bids we have and those still to come in, and make decisions on projects.
- M1 enclosure request
  - Proposal from Abate Associates—Jim discussed the report that Abate sent to us as a result of their study. Bob Morton discussed how they have decided to make a few modifications to their original proposal. The Board and Mortons think that having Sue from Abate come for a meeting in the near future. She could also take a look at the enclosures that have already been modified similarly to the Mortons' proposal.
- Lighting on L building—Adele talked to Tim Sanderson, and the option was to shine a spot light down from the roof. Nick suggested another soffit light like those already there.
- Bat situation F building—spoke with contractor this week. We are waiting for a consistent 50 degree temperature to do the work.
- Audit—is done, just waiting to coordinate a time for the presentation. Louann could not be here today.

**New Business:**

**Next Meeting:** \_\_\_\_\_April 10, 2010\_\_\_\_\_      \_\_\_\_\_9am\_\_\_\_\_

**Next Homeowners Meeting: TBA- June Annual Meeting**

**Motion to Adjourn** \_\_\_\_Elmer\_\_\_\_    \_\_\_\_Jim\_\_\_\_\_

**Time: 12:30pm**