

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

**Called to order by:** Larry at 9am. Larry thanked everyone for everything they did while he was in SC.

**Date:** Saturday, April 10, 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  
 Mark Johnston—Secretary  
 Adele Harrington— Administrator  
 Gene Nicolas—Maintenance Supervisor

**Guests:**

Louann Laurito-Baghat and Cheryl Flores, from the CPA Office, are here to present audit. Louann said that at this point since the data is so old, she did not want to spend much time going over the financials, but wanted to address a few observations she made during the course of the audit that are weaknesses in our accounting practices. Several items were brought up and will be acted upon by the Board. The Board discussed options for audits in the future. Mark asked about the difference types of audits. Larry suggested an audit every two or three years, due to the expense of it and how often it is really necessary. Elmer made a motion to set a goal will be to have a receivable listing to the Board by the June meeting. Jim seconded. All were in favor. Louann suggested approving 10 hours of training time for Adele to work at these items.

**Minutes from the previous meeting:**

Motion to accept: Laura made a comment to let the Board know that the engineer who came on-site to view the cracks on the interior of C building and the enclosure construction on C10 did not feel that the cracks were due to the construction. She felt that the work was very well done.

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

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

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

**Maintenance Report – Gene Nicolas**

- Craig Barber came back to check the roofs that he had done and looked at damage that had occurred from the wind. C building had some damage. D building was ok. F building had considerable shingle loss. That roof is in need to repair/replacement. Laura mentioned that C building is missing a downspout. Nick said that the wind took it down over the winter, and his staff will fix it.
- Larry mentioned that some residents had reported that the vines are growing wildly on the dumpster fence. Elmer asked if that fence is sturdy and if there was leftover stain. Perhaps the fences around the dumpsters and electrical panels could be reinforced if necessary, and stained by the maintenance staff.
- Took out most of the winter snowplowing posts and raked stones off of grass and fixed ruts from winter
- Serviced tractors
- Cut up trees that came down and cut up everything except pine trees for firewood.
- Worked on WWTP sand filter to get plant ready for summer months.
- Planning to patch some holes in blacktop

- Got some pliable concrete caulk to patch on P5 balcony to help with leak into P1 enclosure.
- Need to replace solar eye on entrance sign, as it is staying on at all times.
- Will be getting some crushed stone for lower C parking area and dumpster area.
- Larry asked how training was going for a maintenance assistant to help with testing on weekends, etc. Nick said that Dave was unable to come in for the winter months due to conflicts with his other jobs. Dave will be back at Edgewater for the summer.
- Elmer suggested using weed spray around the trees to limit the amount of trim mowing that needs to be done.

**Administrative Report – Adele Harrington**

- Insurance resolution update
- Spring Break (out of town--but in NY--for the entire week of April 19. I will have my cell phone for emergencies: 716/581.0265)
- Coin counter
- Printer/scanner—Adele will do some checking at Staples or Office Max for options.
- Newsletter offer from Howard Hanna Holt Real Estate
- Bids on file
- Beauty Pools will be here next week to evaluate our pool. Jim suggested calling a good mason or tile installer, who might be able to do the work we need done to it. R.E. Kelly is one option out of Buffalo. Jim also suggested calling Southern Tier Building Council (Jamestown), who might be able to recommend local contractors for the work we need.
- Nominating Committee—we need two board members whose terms are NOT expiring to serve with 5 homeowners on the committee. Meetings will begin in the next week or two. Jim and Elmer will be the Board members on the committee, which will hopefully meet next week.

**Treasurer Report –**

Motion to approve \_\_\_\_\_ Mark \_\_\_\_\_ seconded \_\_\_ Elmer \_\_\_\_\_  
 Carried \_\_\_\_\_ X \_\_\_\_\_ The Board will review the findings of the audit and will consider options at next meeting.

**Committee Reports:**

Personnel – Board of Managers—Larry Ackerman

--A pending meeting with Nick was discussed at the March meeting. Larry asked for a new review sheet for Nick and Adele. The Board will meet and do reviews before or after the next meeting.

Rules & Regulations – Laura Peacock

Buildings and Grounds— Jim Walsh

--Kathie Horst stopped in this week and offered to help get the annual flowers planted. She suggested asking Debbie Kaprolat for help as she has knowledge/experience with flowers, etc. Other homeowners have offered to help also. Flowers are ordered and will be delivered on May 27 so planting can take place before Memorial Day weekend. Larry reminded the Board that maintenance staff is not to be used to cut and maintain the plantings by the pool parking lot. There was much discussion.

Social and Recreation— Elmer Kaprolat

--Janet Greene has offered to organize a Soc&Rec Committee. She is planning a meeting in the next week or so to get some activities planned.

Reserves— Mark Johnston/Laura Peacock

--Will need to determine how to disburse the reserve funds on projects this year.

-- Laura made a motion that a coin counter be purchased. Jim seconded. All were in favor.

--Laura made a motion to have HHH print the newsletter after their proposed advertising is approved by the Board. Jim seconded. All were in favor.

-- Mark made a motion that F roof be replaced, based on the quote we received from Craig Barber at a price of \$15,400. Laura seconded, but expects the work to be done ASAP, and same charcoal shingle color as C building. All were in favor.

**Correspondence:**

- Robert Friedman, attorney for Lojaconos K6—follow-up letter.
  - While all of the Board members disagree with the “allegations” made by Mr. Friedman, they reluctantly will allow it as opposed to paying more legal fees to fight it. If allowed, the homeowner will pay for installation and any maintenance required for the vent now and in the future. A \$500 deposit will be required. Responsibility and deposit requirements will be passed on to future owners. Homeowner will be required to submit an architect’s sketch of proposed changes, an electrical plan, and what will be done to address condensation. These items will be forwarded to our attorney, and he can draft a reply to Mr. Friedman and his clients. Jim made a motion and Mark seconded to proceed accordingly. All were in favor.
- Mark Bargar—regarding contact with Mr. Friedman

**Old Business:**

- Capital projects
- Window replacement in lounge—estimate was provided to the Board for the work. Jim made a motion to repair the four windows in the lounge. Laura seconded. All were in favor.
- Elmer said we need to get the beach stairs put in so people can get to the lake. We will consider replacement later when funds allow.

**New Business:**

**Next Meeting:** \_\_\_\_Thursday, May 13\_\_\_\_ 6pm\_\_\_\_

**Next Homeowners Meeting: Annual Meeting--Sunday, June 13, 2010—4pm**

**Motion to Adjourn** \_\_\_\_Mark\_\_\_\_ \_\_\_\_Jim\_\_\_\_

**Time:** 11:40am