

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Larry @ 6pm

Date: Thursday, May 13, 2010 **Time:** 6pm **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
 Ex_ Gene Nicolas—Maintenance Supervisor

Guests: Sharie Basile (C10)—had asked to address the Board regarding some issues at C building. Jim brought Sharie up to date on some of the inspections that have been conducted by engineers on C building. Sharie came to discuss the bank on the road-side of the building, which goes down to the parking lot. She feels that since the railroad ties have been taken out, that there is erosion going on, and that it may cause movement in the building. She recommended installing a retaining wall, possibly out of interlocking blocks. She had priced them at a local building supply store, and the bricks would cost roughly \$600, plus some additional material, adding up to a total of roughly \$700. Jim said that the board would take a look at it after the meeting. Elmer asked if the downspouts might be an issue also. Jim said another option might be to put in a natural stone base at the bottom of the bank to hold the dirt back. Jim suggested getting a quote from Westfield Nursery to look at it and give advice, recommend a ground-cover.

Mick Davis (C9)

Ann Carden (N7)

Minutes from the previous meeting:

Motion to accept:

Moved: _____ Elmer _____

Seconded: _____ Jim _____

Approved: _____ x _____ Disapproved: _____

Maintenance Report – Gene Nicolas

- Nick was not present at the meeting, however Adele brought the Board up to date on a few items. We have yet to receive a bid for the pool from Beauty Pools, but Adele will call again tomorrow. Jim asked if a local mason could do the work, and suggested contacting Craig Barber if he has any suggestions. Mark suggested Majestic Pools in Buffalo, and Jim recommended calling R.E. Kelly or Patterson-Stevens in Buffalo for waterproofing/masonry, etc.
- The Board discussed a few items that need to be completed by JR Construction.
- Larry recommends that we go out for bids for sealing the lakeside deck on F, and contact Bob Markham as a possible contractor.
- Three windows have been replaced by CV Glass, with two more to be done, along with screens.
- Order more green paint and paint the one brown electrical panel fence the green color. Also, order more brown metal trim paint for the windows.
- Nick was supposed to install a light over the L stairs—what is status?

Administrative Report – Adele Harrington

-- Nothing in addition to agenda items

Treasurer Report –

Motion to approve _____ Elmer _____ seconded _____ Jim _____ Carried ___x_____

Committee Reports:

Personnel – Board of Managers—Larry Ackerman—The Board started doing reviews and will finish them up within the next month.

Rules & Regulations – Laura Peacock

-- Nothing new

Buildings and Grounds— Jim Walsh

- The fences around the electrical panels are painted.
- Jim asked about the status of the lighting on L building

Social and Recreation— Elmer Kaprolat

-- The social and rec committee is planning a community yard sale and a dance party

Reserves— Mark Johnston/Laura Peacock

-- Committee has not met. Will review after assessment monies come in.

Correspondence:

--Janet Greene (K4) clothesline—the board denied the request, but will look at installing a large-capacity dryer in the future.

Old Business:

- Capital projects—there was a variety of discussion about this, but no decisions made on anything specific.
- Lojacono K6—letter from our attorney to the Lojacono’s attorney.
- Insurance resolution—may not be ready for June meeting.
- Audit—the board will not rush into the suggestions from the audit. Will take some time to consider options.

New Business:

Next Meeting: _____ Sunday, June 13th _____ 2pm _____

Next Homeowners Meeting: Sunday, June 13, 2010 at 4pm

Motion to Adjourn ___ Laura _____ Elmer _____

Time: 7:10pm