

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Larry at 2:00pm

Date: Sunday, June 13, 2010 **Time:** 2:00pm **Location:** Lakeside Lounge

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

Minutes from the previous meeting:

Motion to accept:

Moved: _____ Elmer _____

Seconded: _____ Laura _____

Approved: _____ X _____ Disapproved: _____

Maintenance Report – Gene Nicolas

- Been in touch with a variety of contractors in recent weeks regarding projects pending and to be done in the future.
- Patched potholes
- Daily draining the pool, in anticipation of Beauty Pools to come in the near future
- Painting fences
- Weeding
- WWTP work, pump burnt out, WWTP inspection planned on 6/15, concrete repair, cleaned algae build-up on walls, trimmed trees around the wwtp to keep the pine cones from falling in the plant
- Repaired and replaced the fence along the lake behind N building
- Crack on M5 exterior wall; the bricks are cracked. Mortar missing in places also. Board will take a look at them.
- Tree at D5, trying to save it by staking it up. Owners in D10 said if maintenance staff removes the tree, they would replace the tree. Board will need to approve the tree selection
- Welded a bracket onto new mower deck that broke off.
- Larry asked if Nick had checked with D3/4 owners about dripping water from new deck. Nick had talked with them and Jim Alexander
- Larry asked if there was a plan to caulk the upstairs open balconies? A homeowner had mentioned it to him. There was discussion about where responsibilities lie, depending on whether the leak is in the enclosure or in the condominium itself.
- Laura mentioned a water problem that occurs when there is a driving rain on the lakeside of her unit. It may be coming from the sliding door in the unit above. Craig Barber will take a look next time there is a rain storm, and we'll go from there.

Administrative Report – Adele Harrington

- F Building is being replaced
- P stairs are underway

Treasurer Report –

Motion to approve _____ Elmer _____ seconded _____ Mark _____ Carried _____ X _____

Committee Reports:

Personnel – Board of Managers—Larry Ackerman—nothing more was done on the review with Nick and Adele. Larry turned it over to the new Board.

Rules & Regulations – Laura Peacock—nothing new at this time

Buildings and Grounds— Jim Walsh—most items were covered in other areas. Jim asked about the light status on the light on L building. We have not received a bid on that yet. Need to call him back to re-bid the light.

Social and Recreation— Elmer Kaprolat—There is a yard sale and a dinner dance coming up.

Reserves— Mark Johnston/Laura Peacock—no report

Correspondence:

Old Business:

- Capital projects—Laura provided a bid from Scott Wingerter for the beach stairs. Adele received one bid for staining the F deck, from John Chapman in the amount of \$1,440. Adele will ensure proper prep work is done before the staining. Laura made a motion that the work be done; Elmer seconded, and reiterated the prep work. All were in favor. Elmer asked if JR Construction had finished up everything...Nick said that there are a few little things left.
- Seydel storage closet—Adele will look into old files and see if she can find a
- K6 air conditioning unit
- Pool update—Beauty Pools has not yet responded, and the expectations were that they would do the work by June 15th. Nick and Adele both spoke with them last week, reminded them of the agreed-upon deadline, and there was no indication of when the work would be done. Elmer will call them Monday morning, and get a status update.
- Ann asked if the exterior walls on the lakeside would be painted any time soon. Her wall is looking quite worn...beyond peeling paint, and the integrity of the wood could be compromised. Ann also asked about work order requests and how that is handled. It might be better to ask owners to fill out the form, even if they speak to someone about a work request.

New Business:

- Safety at the work-out area—Adele mentioned a few thoughts about reducing our risk and promoting safety in the work-out area.
- Elmer asked if Adele would put a note in the newsletter about littering. Also we need to make sure that owners who rent their units independently get the rules to their tenants. Elmer asked about the picnic tables behind the units and how many each have. Larry explained that many tables had worn out and were phased out until new and improved ones could be purchased. Some homeowners have offered to buy their own.
- Mark thanked Nick for the extra odds and ends that he has been doing.

Next Meeting: _____ Sat. July 17 _____ _____ 8:30am _____

Next Homeowners Meeting: TBA-

Motion to Adjourn _____ Elmer _____ _____ Laura _____

Time: 3:45pm