

Edgewater Condominium
Board of Managers
Monthly Meetings

Called to order by: Jim Walsh at 8:05am

Date: Saturday, September 11, 2010 **Time:** 9:00am **Location:** Lakeside Lounge

Members Present:

- Jim Walsh— President
- Elmer Kaprolat—1st- Vice President
- Mark Johnston—2nd- Vice President
- Jim Parks – Treasurer
- Ex Ann Carden—Secretary
- Adele Harrington– Administrator
- Gene Nicolas—Maintenance Supervisor

GUESTS:

Mick Davis
Jean Krym
Larry Ackerman

15 MINUTES of Discussion from the Floor:

Mick Davis presented a piece of trim from the C staircase. There is a call into Jim Alexander regarding this item and a few other items. Since this is not the first time, perhaps we should talk to Rich Peebles about the design.

Mick Davis also indicated that he is still concerned about the parking situation at C building. There was some discussion about painting lines in the C parking area. Owner and Vacation Properties should be notified of ongoing problem, and that the renters will be ticketed and if they don't pay, the owner will be responsible. With the help of some concerned citizens in the area, the "Violation Notices" will be put on vehicles parked inappropriately. Jim Parks added that Ann Carden had intentions of creating a plan to help address these issues, and that she should be included in the decision-making process.

Minutes from the previous meeting:

Motion to accept:

Moved: Elmer

Seconded: Mark

Approved: X Disapproved:

Maintenance Report – Gene Nicolas

- Trim shrubs
- Removed shrub by lounge that was dead
- Aeration pump went out by WWTP, took for repairs at Dunkirk Electric— Mark asked if we have a back-up and since we don't, suggested that we get a price for a back-up pump
- Painting inside of dumpster fence
- Put sod created from horseshoe pits behind N building
- Tractor repairs
- Sprayed for more bees
- Spot-painted ceiling in laundry room
- Painted doors of lounge

- Mark asked if there were any plans to paint/fix-up the men's locker room. Mark also asked about the tops of the toilet. Jim suggested replacing the flushing mechanism. Mark will fill out a maintenance request.
- Painted the back side of transformer fence by P building
- Re-routed downspouts on some of the staircases so they would flow away from the sidewalks, etc. L,M,K,J are done.
- Gutters—spikes are coming out of some of them. Nick and his crew pounded them back in already, but they came back out. Talked to Craig Barber about an alternative plan.
- Jim Parks asked for clarification on whether it was the blower or motor that was bad, and if we would need a complete new unit, or just the motor. Nick said the motor only would need replacement.
- Shored up the deck on the office apartment.

Administrative Report – Adele Harrington

(Reporting on the August Action Item List)

- A letter to all residents in C building was distributed on 8/25/2010 to remind them of parking areas and rules.
- The Edgewater website can accommodate links to Word documents
- Currently in the process of updating the report on assessments/fees payments
- The September newsletter included a footnote regarding the over-budget expenditures in the “Accounting Fees” line item
- A signage site review will be conducted by Adele and Mark on September 15.
- In the process of revamping the spreadsheet showing assessment income and expenditures. Will be ready by October meeting
- The new work-order forms are available in the office and both laundry rooms. They are currently being used, but it is taking a bit of getting used to for Adele and Nick as they adjust to the additional paper handling.
- Nuisance No More has been contacted regarding the bat problem in the F building. Work will be done in the fall, once the bats have left for the season.
- Craig Barber's crew will be here soon to do the flashing work on F building balcony.
- Attorney Mark Bargar and Insurance Broker Steve Grimaldi have both been contacted and reminded of our desire to keep moving forward with the “Bare Walls” coverage for the Association. We hope to present this to residents at the November Homeowners' Meeting
- Norm Leamer was contacted about providing a bid for the sidewalk repairs, but he declined due to an excessive work load at this time.
- A list of contractors is available in the office, but Adele will continue updating it.

Treasurer Report – Jim Parks discussed the balances in accounts. Elmer asked about the two laundry machines which he thought were jammed with coins, as it was reported that the machines would not take coins. Adele put coins in both machines and they ran complete cycles without issue. A third machine was repaired. Mark and Elmer have not yet collected coins. Jim did some research on the debit card at HSBC. Because two signatures/authorizations are required, a debit card would not be an option. The only other possibility would be to have the board to specify the use of a debit card by one user, but maintain the dual authorization for checks, etc. Mark said another option would be to get a company credit card with a limit

on it. Jim Walsh asked Jim Parks to investigate the credit card option. Elmer made a motion to table the debit/credit card options for the time being. Mark seconded. All were in favor.

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

Committee Reports:

Personnel – Jim Walsh/Board of Managers

--Nothing at this time. Still need to follow-up with Adele and Nick regarding evaluations.

Rules & Regulations –Ann Carden

--no report

Buildings and Grounds— Elmer Kaprolat

- Golf cart-- \$2,500-5,000 for used ones. May be cost prohibitive, and perhaps a pick-up truck with a plow on it would be a better option.
- Office roof needs replacement
- Elmer asked if the bridge behind N building was going to be painted before winter. Nick painted the other bridge recently
- Elmer asked about grill pick-up. Adele said that Nick and Adele had already talked about it, and notification will go in the next newsletter.
- Beach stairs—will be taken out late October.

Social and Recreation— Jim Parks

- Jim said the plumber was here to install sink in the pool building. The plumber and Nick discussed some additional valves, etc. Jim felt that the social and rec. committee should not be responsible for those additional costs.
- Jim suggested that we have the carpet cleaned in the lounge. With some additional activities coming up, it would be nice to have it freshened up.
- Social and Rec has been quite active and has a wine-tasting going on tomorrow. There is also a page on the Edgewater website for Social and Recreation.

Reserves— Mark Johnston/Jim Parks

- Jim has been reviewing the spreadsheet that Jim Walsh had created a while ago. He feels that he can start with that and add to it to make a working Reserve Study for the future.
- The committee and board will continue working on this.

Correspondence:

- Kaprolat (N2)—A/C vent request—Jim Parks made a motion to accept the proposed A/C vent for N2. Mark seconded. All were in favor.
- Gollnitz (L2)—A/C request—The board approves of the concept, but will table it until more information can be gathered. A form will be drafted so that the appropriate information is included. Mark will work on it, with input from the rest of the board.
- Bagley (P7)—A/C request—The board approved the concept, but would like a sketch as to where the unit would be installed, plans for condensation drainage, and the electrical requirements of the A/C unit. Installation should also be done by a certified electrician.

Old Business:

- Capital projects
- Matt Rhodes' offer to tile the wading pool—insurance company has advised us against it.
- Craig Barber will be doing the concrete work, since the additional contractor did not submit a bid.

New Business:

- Aging electrical (breakers, etc) on buildings—Board hopes that Tim Sanderson could complete his evaluation of all of the buildings by the next board meeting; perhaps Tim could attend the meeting. The Board authorized the repairs needed for K building. \$1,750 for equipment needed, to be done as soon as possible.
- Safety and Rules violations by tenants in office apartment. Mark and Adele will talk with her about a variety of issues.
 - Charcoal grill on deck
 - Running a daycare business

Next Meeting: _____October 23rd_____ _____8:30am_____ will invite Scott Robbins to the meeting to discuss snowplowing.

Next Homeowners Meeting: TBA- November Budget Meeting

Motion to Adjourn ___Elmer___ ___Mark_____

Time: 10:15am